Administrative Approval Action

Case File / Name: SUB-0071-2020
Olde Towne Lot 10

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION:	This 35.6 acre site zoned R-10-CU can be found within the Olde Towne Subdivision at the southwest corner of Karota and Anamosa Streets. The site's address is 5161 Keyser Street.
REQUEST:	This is a conventional town home subdivision consisting of 209 residential townhome lots and 6 HOA common lots and associated infrastructure to be developed in four phases (phase 1, phase 2, phase 3A and phase 3B).
DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:	N/A
FINDINGS:	**City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated August 11, 2021 by McAdams.**

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☑ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

Engineering

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

2. Full compliance with the ADA ramp layouts will be shown prior to SPR approval. Commenting from the subdivision review was not fully addressed.

Public Utilities

3. A Water Model in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval prior to concurrent approval.

4. A plat shall be recorded for all necessary offsite right-of-way to accommodate future waterline construction.

Stormwater

5. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

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6. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

7. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

Urban Forestry

8. Tree protection fence installed to protect existing Permanently Undisturbed Tree Conservation Areas must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☑ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

☑	Public Access Easement Required
☑	Sidewalk Easement Required
☑	Stormwater Maintenance Covenant Required

☑	Utility Placement Easement Required
☑	Slope Easement Required

☑ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General

1. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Engineering

2. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.

3. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

4. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

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5. A sight distance easement shall be approved by the Transportation Department for recording in the Wake County Registry and shown on a plat approved for recordation.

6. A Slope easement deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

7. A fee-in-lieu for internal streets that stop short of the property line is paid to the City of Raleigh (UDO 8.1.10).

8. A Public Access deed of easement be approved by City staff, and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.

9. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

10. A maintenance deed of easement for the maintenance strip on private property shall be approved by City staff, and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.

Public Utilities

11. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

12. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)

13. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

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14. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

15. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

16. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

17. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).

18. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).

Urban Forestry

19. A public infrastructure surety for 124 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

☑ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

Public Utilities

1. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Urban Forestry

2. Tree impact permits must be obtained for the approved streetscape tree installations in the rights of way. This development proposes 9 street trees along Caen Street, 6 street trees along Chert Lane, 73 street trees along Arkose Drive, 17 street trees along Labradorite Way, and 19 street trees along Bytownite Drive for a total of 124 street trees.

The following are required prior to issuance of building occupancy permit:

General

1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

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Stormwater

2. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: December 23, 2024
Record at least ½ of the land area approved.

5-Year Sunset Date: December 23, 2026
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alysia Bailey Taylor Date: 08/26/2021
Development Services Dir/Designee

Staff Coordinator: Michael Walters

OLDE TOWNE - LOT 10

RALEIGH, NORTH CAROLINA
PRELIMINARY SUBDIVISION PLAN

PROJECT NUMBER: HLE-20010
CITY OF RALEIGH CASE#: SUB-0071-2020
DATE: NOVEMBER 13, 2020
REVISED: MAY 7, 2021
REVISED: JUNE 29, 2021
REVISED: AUGUST 11, 2021

Preliminary Subdivision Application
Planning and Development
Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Raleigh

INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

DEVELOPMENT TYPE (UDO Section 2.1.2)

x Conventional Subdivision	Compact Development	Conservation Development	Cottage Court

NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District

GENERAL INFORMATION

Scoping/sketch plan case number(s): N/A

Development name (subject to approval): Olde Towne Lot 10

Property Address(es): 5135 Rock Quarry Road; 2281 & 0 S. New Hope Road

Recorded Deed PIN(s): 1722-93-9573; 1732-04-0116; 1732-05-4494

What is your project type? ☐ Single family ☐ Apartment ☑ Townhouse ☐ Non-residential ☐ Other: ☐ Attached houses

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION
NOTE: Please attach purchase agreement when submitting this form

Company: Olde Towne WEH LP | Owner/Developer Name and Title: Eric Rifkin, Assistant VP
Address: 56 Hunter Street, Apex, North Carolina 27502
Phone #: 919.387.1885 | Email: erifkin@hallecompanies.com

APPLICANT INFORMATION

Company: McAdams | Contact Name and Title: Nick Williamson
Address: 2905 Meridian Parkway, Durham, NC 27713
Phone #: 919.287.0730 x266 | Email: williamson@mcadamsco.com

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DEVELOPMENT TYPE + SITE DATE TABLE
(Applicable to all developments)

ZONING INFORMATION

Gross site acreage: 35.68 acres
Zoning districts (if more than one, provide acreage of each): R-10 CU
Overlay district: N/A | Inside City limits? ☑ Yes ☐ No
Conditional Use District (CUD) Case # Z- 7-18 | Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0 Square Feet: 0 | Proposed Impervious Surface: Acres: 12.90 Square Feet: 561,937
Neuse River Buffer ☑ Yes ☐ No | Wetlands ☐ Yes ☑ No
Is this a flood hazard area? ☐ Yes ☑ No
If yes, please provide the following:
Alluvial soils: N/A
Flood study: N/A
FEMA Map Panel #: N/A

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots: 209 Detached Attached 209
Total # of single-family lots: 0
Proposed density for each zoning district (UDO 1.5.2.F): 209 units/35.68 acres = 5.86 DU/ac.
Total # of open space and/or common area lots: 6
Total # of requested lots: 216

SIGNATURE BLOCK

I hereby designate Nick Williamson to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after six consecutive months of inactivity.

Signature: Date: 6/9/20
Printed Name: Eric Rifkin, Assistant Vice President
Signature: Date:
Printed Name:

Please email your completed application to SiteReview@raleighnc.gov.

REVISION 07.07.20
raleighnc.gov

ZONING CONDITIONS

ORDINANCE (2019) 735
EFFECTIVE: 02/04/2020
Z-7-18 ROCK QUARRY ROAD AND SOUTH NEW HOPE ROAD, ON SOUTH NEW HOPE ROAD AT THE NORTHEAST CORNER OF ITS INTERSECTION WITH ROCK QUARRY ROAD, EIGHTEEN (18) PROPERTIES TOTALING APPROXIMATELY 532 ACRES REZONED TO RESIDENTIAL-10-CONDITIONAL USE (R-10-CU).
CONDITIONS DATED: SEPTEMBER 5, 2018

1. TOTAL NUMBER OF DWELLING UNITS SHALL NOT EXCEED 2,100 UNITS ON THE SUBJECT PROPERTY. THE APARTMENT BUILDING TYPE SHALL NOT BE PERMITTED ON THE SUBJECT PROPERTY EXCEPT THAT UP TO THREE HUNDRED SIXTY (360) DWELLING UNITS LOCATED WITHIN THE APARTMENT BUILDING TYPE SHALL BE PERMITTED WHERE THE APARTMENT BUILDING TYPE IS LOCATED WITHIN TWO THOUSAND FIVE HUNDRED FEET (2,500') OF THE EIGHTY-WAY FOR ROCK QUARRY ROAD. A MINIMUM OF ONE HUNDRED (100) RESIDENTIAL UNITS, OR ANY UNIT TYPE PERMISSIBLE UNDER THE UNIFIED DEVELOPMENT ORDINANCE, SHALL BE RESTRICTED TO THOSE AGE FIFTY-FIVE (55) AND OLDER, IN ACCORDANCE WITH FEDERAL LAW.
1.1. UNITS WITHIN THE SUBDIVISION WILL STILL EXIST UNDER ONE UNITS MAXIMUM (SEE CONFIDENCE TABLE BELOW).

2. AT THE TIME OF ISSUING OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A DWELLING UNIT, THE PROPERTY OWNER SHALL CREATE AN AREA CONTAINING AT LEAST TWENTY-FIVE (25) ACRES OF LAND IDENTIFIED BY THE PROPERTY OWNER AND LOCATED ON THE SUBJECT PROPERTY, NEAR THE INTERSECTION OF THE NEW HOPE ROAD AND RAILWAY CREEK (THE "PARK LAND") FOR USE AS A PUBLIC OR PRIVATE PARK. THE PROPERTY OWNER SHALL ENSURE THE PARK LAND HAS ACCESS FROM A STREET INTERNAL TO THE PROJECT.
2.1. PARK WAS REPEATED PER V-21-19

3. THE PROPERTY OWNER SHALL INSTALL GREENWAY TRAILS ON THE SUBJECT PROPERTY GENERALLY AS SHOWN ON THE ATTACHED EXHIBIT B, MEETING CITY OF RALEIGH GREEN WAY TRAIL SPECIFICATIONS, TO BE COMPLETED AS FOLLOWS:
(A) THE "RED ROUTE" FROM "NODE 1" AT SOUTH NEW HOPE ROAD HEADING EASTWARD ACROSS THE SUBJECT PROPERTY FOR AT LEAST 1,500 LINEAR FEET PRIOR TO THE CERTIFICATE OF OCCUPANCY FOR TAL CLEARCUSE PROJECT;
(B) THE "GREEN ROUTE" FROM THE TERMINUS OF THE "RED ROUTE" TO "NODE 3" AT RAYWELL ROAD WHEN A ROADWAY CONNECTION IS MADE TO RAYWELL ROAD; AND
(C) THE "ORANGE ROUTE" FROM "NODE 2" TO "NODE 3" WHEN WALNUT CREEK PHASE TO THE END OF CERTIFICATE OF OCCUPANCY.
3.1. GREENWAY TRA IS SHOWN ON PROPERTY PER THIS REQUIREMENT WITHIN. V-21-19, THIS SITE IS NOT SUBJECT TO GREENWAY STANDARDS.

4. A MINIMUM OF TWENTY-FIVE PERCENT (25%) OF THE NET SITE AREA (SITE AREA EXCLUDING STREET RIGHT-OF-WAY) SHALL BE USED FOR PASSIVE AND ACTIVE OPEN SPACE, INCLUDING PUBLIC PARKS, PRIVATE PARKS, PUBLIC GREENWAYS, ENVIRONMENTALLY SENSITIVE AREAS, FIRE CONSERVATION AREA, STORMWATER DEVICES AND OTHER OPEN SPACE.
4.1. THIS REQUIREMENT HAS BEEN SUPERSEDED (SEE TABLE BELOW).

5. FOR PROPERTY DELINEATED BY WAKE COUNTY PIN 1722957220 AND IDENTIFIED AS LOT 1007 ON BOOK OF MAPS 2020, PAGE 280, WAKE COUNTY PROPERTY (THE "PROPERTY"), UNLESS A MORE RESTRICTIVE PROVISION OF THE CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE APPLIES, ONE OR MORE BUILDINGS SHALL BE LOCATED WITHIN ONE HUNDRED FEET (100') OF ROCK QUARRY ROAD OR AT LEAST FIFTY PERCENT (50%) OF THE LENGTH OF THE PROPERTY ALONG ROCK QUARRY ROAD, EXCLUDING PUBLIC STREET RIGHT-OF-WAY, FROM LENGTH OF THE PROPERTY.
5.1. THIS REQUIREMENT DOES NOT APPLY TO THIS SITE, HAS BEEN MET PER ADR 0095-2019.

ZONING CONDITION COMPLIANCE TABLE

DWELLING UNITS:	MAXIMUM ALLOWABLE DWELLING UNITS:	1,700 UNITS
	REVISED PROPOSED UNITS:	747 UNITS
	ADR 0095-2019 (APARTMENTS):	360 UNITS
	5135-8070-2020 (LOT 3 TOWNHOUSE):	170 UNITS
	5135-9070-2020 (LOT 4 & 5 TOWNHOUSE):	305 UNITS
	5135-8071-2020 (LOT 10 TOWNHOUSE):	209 UNITS
OPEN SPACE:	GROSS SITE AREA PER SUBDIVISION CASE #S-213-19:	235 TO ACS (375 1-12)
	LESS FRONT OF BOOK DEDICATION:	0.00 AC
	NET SITE AREA:	235 TO AC
	TOTAL REQUIRED OPEN SPACE:	57.94 ACRES (25% NET SITE AREA)
	TOTAL OPEN SPACE PROVIDED:	57.95 AC
	LOT 1 OPEN SPACE:	35.98 AC (100% OF LOT SITE AREA)
	LOT 6,7,8,9,12 OPEN SPACE:	17.50 AC (59% OF PROJECT SITE AREA)
	LOT 4, 5 OPEN SPACE:	18.06 AC (58% OF PROJECT SITE AREA)
	LOT 10 OPEN SPACE:	7.45 AC (21% OF PROJECT SITE AREA)

OUTDOOR AMENITY AREA

PHASE 1	PHASE 1 AREA	3.36 AC
	REQUIRED OUTDOOR AMENITY AREA	0.34 AC (10%)
	PROVIDED OUTDOOR AMENITY AREA	0.68 AC (20.2%)
PHASE 2	PHASE 2 AREA	4.46 AC
	REQUIRED OUTDOOR AMENITY AREA	0.75 AC (10%)
	PROVIDED OUTDOOR AMENITY AREA	1.00 AC (22.4%)
PHASE 3A	PHASE 3A AREA	11.95 AC
	REQUIRED OUTDOOR AMENITY AREA	1.20 AC (10%)
	PROVIDED OUTDOOR AMENITY AREA	1.61 AC (13.5%)
PHASE 3B	PHASE 3B AREA	12.91 AC
	REQUIRED OUTDOOR AMENITY AREA	1.29 AC (10%)
	PROVIDED OUTDOOR AMENITY AREA	1.95 AC (15.1%)

BLOCK PERIMETER:

BLOCK PERIMETER STANDARDS (UDO 8.3.2.A).

1. TC-15-18 8.3.2.A.3.b.iii.a "THE CREATION ON THE PROPERTY TO BE DEVELOPED OR CONTINUATION ON AN ADJACENT PROPERTY OF A PUBLIC GREENWAY TRAIL, PUBLIC PARK, OR OPEN SPACE DESIGNATED BY ONE OF THE FOREGOING..." IS PROVIDED TO ENHANCE TREE CONSERVATION AREA, OPEN SPACE FOR PUBLIC PARK.
2. THERE IS PREVIOUSLY RECORDED TREE CONSERVATION AREA THAT AVOIDED OBSTRUCTION OF A NEW STREET DISTRICT STUB.

BUILD-TO:

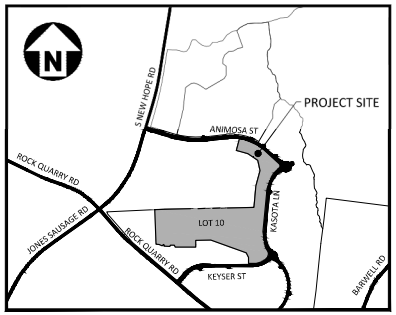
1. BUILD-TO REQUIREMENTS NO LONGER NECESSARY TO BE MET PER TC 19-19 (R) (E) OF PROPERTY REQUIRED BUILD TO STANDARDS AND APPROVED APPRAISAL COMMISSION CASE FOR THIS PROJECT (A424-C421 + 2101) ROTATE STREET.

PARKING DATA

PROPOSED TOWNHOME:		PHASE 1 - 3 BEDROOM: 18 UNITS 30 ZERO-CAR-GARAGE UNITS; 0 ONE CAR GARAGE UNITS; 18 TWO CAR GARAGE UNITS PHASE 2 - 3 BEDROOM: 45 UNITS 30 ZERO-CAR-GARAGE UNITS; 0 ONE CAR GARAGE UNITS; 45 TWO CAR GARAGE UNITS PHASE 3A - 2 BEDROOM: 83 UNITS 64 ZERO-CAR-GARAGE UNITS; 22 ONE CAR GARAGE UNITS; 38 TWO CAR GARAGE UNITS PHASE 3B - 3 BEDROOM: 63 UNITS 0 ZERO-CAR-GARAGE UNITS; 23 ONE CAR GARAGE UNITS; 40 TWO CAR GARAGE UNITS	
PARKING DATA:	PHASE 1 VEHICLE PARKING	REQUIRED: PROVIDED: TOWNHOUSE SPACES: SURFACE SPACES:	54 SPACES (2 SPACES/3 BED UNIT * 18 UNITS) 73 SPACES 73 SPACES (36 TWO 8-GARAGE UNITS * 4 SPACES/UNIT) 0 SPACES
	ACCESSIBLE PARKING	REQUIRED: 3 TOTAL ACCESSIBLE SPACES, MIN. 1 VAN SPACES PROVIDED: 3 TOTAL ACCESSIBLE SPACES, 1 VAN SPACE	
	BIKE PARKING	REQUIRED: 18 UNITS * 1 SPACE/20 UNITS = 1 SPACES SHORT-TERM ONLY PROVIDED: 3 RACKS (6 SPACES)	
	PHASE 2 VEHICLE PARKING	REQUIRED: PROVIDED: TOWNHOUSE SPACES: SURFACE SPACES:	90 SPACES (2 SPACES/3 BED UNIT * 45 UNITS) 206 SPACES 180 SPACES (45 TWO GARAGE UNITS * 4 SPACES/UNIT) 26 SPACES
	ACCESSIBLE PARKING	REQUIRED: 5 TOTAL ACCESSIBLE SPACES, MIN. 0 VAN SPACES PROVIDED: 8 TOTAL ACCESSIBLE SPACES, 2 VAN SPACES	
	BIKE PARKING	REQUIRED: 45 UNITS * 1 SPACE/20 UNITS = 3 SPACES SHORT-TERM ONLY PROVIDED: 3 RACKS (6 SPACES)	
	PHASE 3A VEHICLE PARKING	REQUIRED: PROVIDED: TOWNHOUSE SPACES: SURFACE SPACES:	166 SPACES (2 SPACES/3 BED UNIT * 83 UNITS) 330 SPACES 314 SPACES (21 ONE GARAGE UNITS * 2 SPACES/UNIT) + (38 TWO GARAGE UNITS * 4 SPACES/UNIT) 16 SPACES
	ACCESSIBLE PARKING	REQUIRED: 5 TOTAL ACCESSIBLE SPACES, MIN. 1 VAN SPACES PROVIDED: 5 TOTAL ACCESSIBLE SPACES, 1 VAN SPACES	
	BIKE PARKING	REQUIRED: 83 UNITS * 1 SPACE/20 UNITS = 5 SPACES SHORT-TERM ONLY PROVIDED: 6 RACKS (6 SPACES)	
	PHASE 3B VEHICLE PARKING	REQUIRED: PROVIDED: TOWNHOUSE SPACES: SURFACE SPACES:	326 SPACES (2 SPACES/3 BED UNIT * 63 UNITS) 380 SPACES 316 SPACES (23 ONE GARAGE UNITS * 2 SPACES/UNIT) + (36 TWO GARAGE UNITS * 4 SPACES/UNIT) 73 SPACES
	ACCESSIBLE PARKING	REQUIRED: 8 TOTAL ACCESSIBLE SPACES, MIN. 1 VAN SPACES PROVIDED: 8 TOTAL ACCESSIBLE SPACES, 2 VAN SPACE	
	BIKE PARKING	REQUIRED: 63 UNITS * 1 SPACE/20 UNITS = 4 SPACES SHORT-TERM ONLY PROVIDED: 5 RACKS (5 SPACES)	
PARKING SETBACK:		PRIM-YP: SIDE STREET: SIDE LOT LINE: REAR LOT LINE: ALLEY, GARAGE ONLY	20' 10' 0' OR 5' 5' 4'
BUILDING HEIGHT:		MAXIMUM ALLOWED: PROPOSED:	3 STORIES (45') 2 STORIES (35')

SITE DATA

SITE ADDRESS:	5135 ROCK QUARRY RD, RALEIGH NORTH CAROLINA 27610
PARCEL PIN NUMBER:	1733541955, 1733543136, 1733543876, 1733546469
LOTS WITHIN OLDE TOWNE SUBDIVISION	LOT 10
EXISTING ZONING:	R-10-CU (RESIDENTIAL - 10 - CONDITIONAL USE)
OVERLAY DISTRICT:	NONE APPLICABLE
BLOCK PERIMETER:	MAX ALLOWABLE: 2,500 LF PROPOSED: 2,300 LF (INCLUDES ROW INTERNAL TO LOT 10* *BLOCK PERIMETER STANDARDS SHALL NOT BE REQUIRED PER TC-8-19-A.3.b.iii.a, WHICH STATES THAT THE CREATION ON THE PROPERTY TO BE DEVELOPED OR CONTINUATION ON AN ADJACENT PROPERTY OF A PUBLIC GREENWAY TRAIL, PUBLIC PARK, OR OPEN SPACE DESIGNATED BLOCK AND A STREET CONNECTION OVER A VALUATE CABLE, A CMI ZONED PARCEL, TO A DETACHED BUILDING TYPE, ZONED R-10 WOULD NOT REQUIRE BLOCK PERIMETER STANDARD CONFORMANCE
WATERSHED:	WALNUT CREEK
FLOODPLAIN/FIRM PANEL:	NONE APPLICABLE
SITE AREA:	GROSS SITE AREA: 35.68 AC
EXISTING USE:	VACANT
PROPOSED USE:	TOWNHOUSE
PROPOSED DWELLING UNITS:	PHASE 1 - 18 UNITS PHASE 2 - 45 UNITS PHASE 3A - 83 UNITS PHASE 3B - 63 UNITS
R-10 DENSITY:	ALLOWABLE: 470 DWELLING UNITS (10 UNITS/ ACRE) PROPOSED: PHASE 1 = 18 DWELLING UNITS (6.0 UNITS/ACRE) PHASE 2 - 45 DWELLING UNITS (6.1 UNITS/ACRE) PHASE 3A - 83 DWELLING UNITS (7.0 UNITS/ACRE) PHASE 3B = 63 DWELLING UNITS (4.9 UNITS/ACRE)
IMPERVIOUS AREA FOR LOT 10	EXISTING IMPERVIOUS: 0.00 AC PROPOSED IMPERVIOUS: 12.90 AC (561,937 SF)



VICINITY MAP
1" = 1000'

SOLID WASTE COMPLIANCE STATEMENT:

1. THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
2. THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY THE CITY OF RALEIGH.
3. INDIVIDUAL ROLLOUT CARTS WILL BE PROVIDED.

SPECIAL CONDITIONS OF SUBDIVISION APPROVAL

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

811 Know what's below. Call before you dig.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2409, and the Public Utilities Department at (919) 996-4540 at least twenty four hours prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for inspection, install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

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DISTURBED AREA = 31.50 AC.

McADAMS
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56 HUNTER STREET, SUITE 110
APEX, NORTH CAROLINA 27502
ERIC RIFKIN
PHONE: 919. 387. 1885

Halle BUILDING GROUP

PROJECT DIRECTORY

[redacted]

REVISIONS

NO.	DATE	
1	02. 26. 2021	COR 1ST PSP REVIEW COMMENTS
2	06. 29. 2021	COR 2ND PSP REVIEW COMMENTS
3	08. 11. 2021	COR 3RD PSP REVIEW COMMENTS

PRELIMINARY SUBDIVISION PLAN FOR:
OLDE TOWNE - LOT 10
RALEIGH, NORTH CAROLINA
PROJECT NUMBER: HLE-20010

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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ADJOINING PROPERTIES

1 WILLIAM BROWN JR
PIN: 1722-97-2480
D.B. 2965, PG. 313
B.M. 1981, PG. 803

2 ROBERT BROWN
PIN: 1722-98-5086
D.B. 2965, PG. 315
B.M. 1981, PG. 803

3 TRIANGLE GREENWAYS COUNCIL
PIN: 1732-07-1808
D.B. 15497, PG. 2723

4 ROBERT BROWN
PIN: 1722-98-5086
D.B. 2965, PG. 315
B.M. 1981, PG. 803

5 TRIANGLE GREENWAYS COUNCIL
PIN: 1732-18-4068
D.B. 15497, PG. 2723

6 TRIANGLE GREENWAYS COUNCIL
PIN: 1732-28-9400
D.B. 15497, PG. 2723

7 CITY OF RALEIGH
PIN: 1732-38-5548
B.M. 1988, PG. 207

8 CITY OF RALEIGH
PIN: 1732-48-6863
B.M. 1989, PG. 1313

9 STEPHEN JOHNSON, ETAL.
PIN: 1732-47-6745
D.B. 6076, PG. 2228
B.M. 2010, PG. 224

10 CHARLES CHAVIS, ETAL.
PIN: 1732-47-8320
D.B. 6715, PG. 763

11 JAMES TURNER, ETAL.
PIN: 1732-46-6808
D.B. 2791, PG. 482

12 EARLENE HICKS
PIN: 1732-46-5394
B.M. 1998, PG. 1191

13 ISAIAH GREEN
PIN: 1732-45-6823
D.B. 3248, PG. 577

14 VERNELL JONES
PIN: 1732-45-8634
D.B. 15960, PG. 2356

15 WALLACE CHAPPELL, ETAL.
PIN: 1732-45-7330
D.B. 10070, PG. 1366

16 MICHAEL SLADE
PIN: 1732-45-7535
D.B. 16582, PG. 2691

17 LARRY STANFORD, ETAL.
PIN: 1732-44-5794
D.B. 4424, PG. 571
B.M. 1988, PG. 1571

18 ANDREW LANIER, ETAL.
PIN: 1732-44-5503
D.B. 7892, PG. 55
B.M. 1996, PG. 391

19 JOHNSIE HOLLOWAY
PIN: 1732-34-4047
D.B. 4608, PG. 466

20 XIOMARA FUENTES
PIN: 1732-34-7225
D.B. 16984, PG. 2312
B.M. 1969, PG. 375

21 JAMES PATTERSON, ETAL.
PIN: 1732-34-7302
D.B. 2252, PG. 626

22 MACK EVANS, ETAL.
PIN: 1732-34-5245
D.B. 1948, PG. 600
B.M. 1969, PG. 375

23 MARIA MEDRANO, ETAL.
PIN: 1732-34-4235
D.B. 14305, PG. 930
B.M. 1969, PG. 375

24 THOMAS MORGAN, ETAL.
PIN: 1732-34-3207
D.B. 1945, PG. 353
B.M. 1969, PG. 375

25 OLLIE LITTLE
PIN: 1732-34-1278
B.M. 1969, PG. 375

26 MARINO DIAZ
PIN: 1732-34-0340
D.B. 12066, PG. 83
B.M. 1969, PG. 375

27 ODESSIA JACOX
PIN: 1732-24-9301
D.B. 14096, PG. 833
B.M. 1969, PG. 375

28 ODESSIA JACOX
PIN: 1732-24-7363
D.B. 14096, PG. 833
B.M. 1969, PG. 375

29 ODESSIA JACOX
PIN: 1732-24-6354
D.B. 14096, PG. 819
B.M. 1969, PG. 375

30 HUSTON DUNSTON
PIN: 1732-24-5345
D.B. 8403, PG. 2875
B.M. 1969, PG. 375

31 DOROTHY NICKSON
PIN: 1732-34-5447
D.B. 10593, PG. 2604
B.M. 1969, PG. 375

32 WILLIAM NOWELL
PIN: 1732-24-3338
D.B. 11494, PG. 1220
B.M. 1969, PG. 375

33 WINNIE CRUDUP
PIN: 1732-34-3329
B.M. 1969, PG. 375

34 KIMBERLY ADDISON
PIN: 1732-24-1421
D.B. 10746, PG. 1585
B.M. 1969, PG. 375

35 ALICE SCOTLAND
PIN: 1732-34-2412
B.M. 1969, PG. 375

36 STEVE HARRIS
PIN: 1732-14-9423
D.B. 5222, PG. 327
B.M. 1969, PG. 375

37 LISA ELLISON
PIN: 1732-24-1421
D.B. 6184, PG. 500
B.M. 1969, PG. 375

38 BETTY GOODSON
PIN: 1732-23-9902

39 WILLIAM ADAMS
PIN: 1732-23-6388

40 JUAN SIERRA
PIN: 1732-13-9120
D.B. 15697, PG. 1621

41 GAIL DURHAM
PIN: 1732-22-0425
D.B. 11128, PG. 1916

42 LUCY MCKINNON
PIN: 1732-12-8027

43 VILAYYS DASENA
PIN: 1732-11-7961
D.B. 16880, PG. 1952
B.M. 1998, PG. 2378

44 KIMBERY JONES
PIN: 1732-11-7739
D.B. 13675, PG. 2129
B.M. 1998, PG. 2378

45 JONATHAN MANLEY, ETAL.
PIN: 1732-11-6696
D.B. 8554, PG. 2519
B.M. 1998, PG. 2378

46 MARY WIGGINS
PIN: 1732-11-6566
D.B. 9646, PG. 160
B.M. 1998, PG. 2378

47 BRYANT WALL HEIRS
PIN: 1732-11-1585

48 MERCEDES CEDENO
PIN: 1732-01-0670
D.B. 13045, PG. 1300

49 SERACHLIGHT ENTERPRISES LLC
PIN: 1732-01-7841
D.B. 15620, PG. 809

50 TAMMY WILFONG
PIN: 1732-02-6074
D.B. 3125, PG. 534

51 OLDE TOWNE WEH LP
PIN: 1732-25-4316
D.B. 17325, PG. 1018

52 OLDE TOWNE WEH LP
PIN: 1732-34-4507
D.B. 17325, PG. 1018

53 OLDE TOWNE WEH LP
PIN: 1732-34-6972
D.B. 17325, PG. 1018

54 OLDE TOWNE WEH LP
PIN: 1732-35-5204
D.B. 17325, PG. 1018

55 OLDE TOWNE WEH LP
PIN: 1732-45-1381
D.B. 17325, PG. 1018

56 OLDE TOWNE WEH LP
PIN: 1732-35-8949
D.B. 17325, PG. 1018

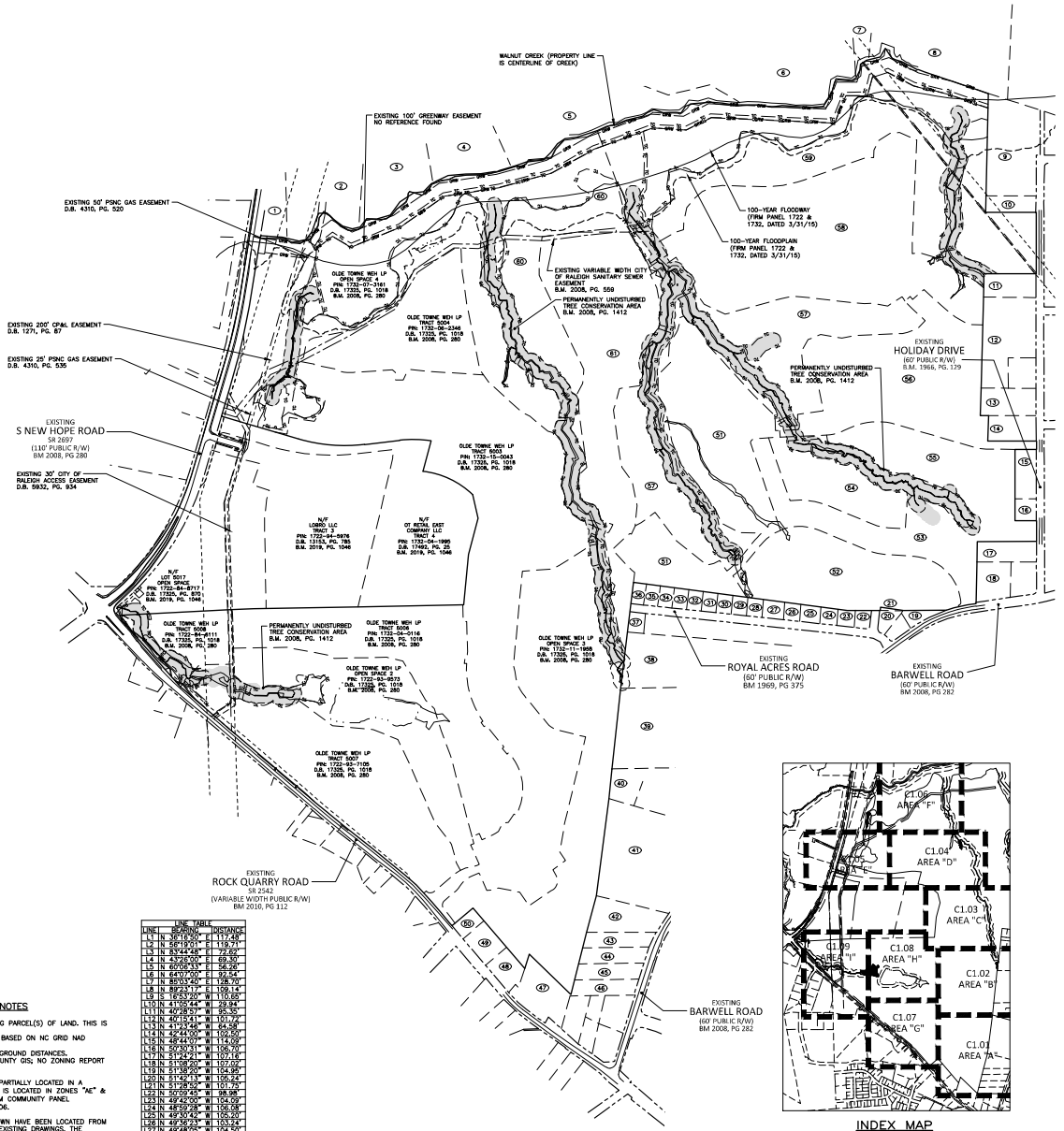
57 OLDE TOWNE WEH LP
PIN: 1732-26-8167
D.B. 17325, PG. 1018

58 OLDE TOWNE WEH LP
PIN: 1732-27-2031
D.B. 17325, PG. 1018

59 OLDE TOWNE WEH LP
PIN: 1732-27-3009
D.B. 17325, PG. 1018

60 OLDE TOWNE WEH LP
PIN: 1732-07-3161
D.B. 17325, PG. 1018

61 OLDE TOWNE WEH LP
PIN: 1732-15-5043
D.B. 17325, PG. 1018



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 28°15'30" E	112.49'
L2	N 56°19'01" E	119.71'
L3	N 83°44'48" E	72.62'
L4	N 43°26'00" E	69.30'
L5	N 60°08'33" E	56.26'
L6	N 64°07'00" E	92.54'
L7	N 80°03'40" E	128.70'
L8	N 88°23'17" E	109.14'
L9	N 15°53'20" W	110.68'
L10	N 41°05'44" W	29.94'
L11	N 40°28'57" W	90.35'
L12	N 40°15'41" W	101.79'
L13	N 41°23'46" W	64.58'
L14	N 42°42'00" W	104.50'
L15	N 49°41'09" W	114.60'
L16	N 50°50'31" W	108.70'
L17	N 51°24'21" W	107.10'
L18	N 51°08'20" W	107.02'
L19	N 51°38'20" W	104.95'
L20	N 51°42'13" W	106.24'
L21	N 51°28'52" W	101.75'
L22	N 50°09'45" W	98.06'
L23	N 49°42'00" W	104.09'
L24	N 48°50'28" W	106.08'
L25	N 49°00'42" W	105.09'
L26	N 49°36'23" W	103.24'
L27	N 49°48'05" W	104.50'
L28	N 49°45'12" W	104.41'
L29	N 49°23'41" W	102.41'
L30	N 49°40'16" W	104.27'
L31	N 49°05'33" W	99.91'
L32	N 49°03'49" W	110.43'
L33	N 49°10'13" W	110.33'
L34	N 49°19'38" W	99.89'
L35	N 48°59'46" W	99.55'
L36	N 49°35'01" W	45.04'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	822.50'	406.27'	399.10'	N 84°44'43" W
C2	850.00'	229.69'	228.99'	N 86°58'54" W
C3	1200.00'	483.68'	480.61'	N 85°08'15" W
C4	5784.79'	732.44'	731.95'	N 12°46'25" E

INDEX MAP
N.T.S.

LEGEND(UNLESS OTHERWISE NOTED)

- CALCULATED POINT
- CATCH BASIN
- CLEAN OUT
- DRAINAGE MANHOLE
- DROP INLET
- ELECTRIC BOX
- ELECTRIC METER
- EXISTING IRON PIPE
- FIBER OPTIC MARKER
- FIRE HYDRANT
- FLARED END STRUCTURE
- GAS MARKER
- GAS VALVE
- GUY WIRE
- LIGHT POLE
- SEWER MANHOLE
- SIGN
- SIGNAL POLE
- TELEPHONE BOX
- TRAFFIC SIGNAL BOX
- UTILITY POLE
- WATER BLOW OFF
- WATER METER
- WATER VALVE

- ACCESS EASEMENT
- ADJOINER
- BOUNDARY LINE
- BOUNDARY LINE(NOT SURVEYED)
- BUFFER
- CONTOUR MAJOR
- CONTOUR MINOR
- DRAINAGE EASEMENT
- FENCE
- FIBER OPTIC LINE
- FLOODPLAIN
- FLOODWAY
- GAS LINE
- GREENWAY EASEMENT
- GUARD RAIL
- OVERHEAD UTILITY
- POWER EASEMENT
- RIGHT OF WAY
- SEWER EASEMENT
- SEWER LINE
- SLOPE EASEMENT
- STORM DRAINAGE LINE
- TEMPORARY CONSTRUCTION EASEMENT
- TREE CONSERVATION EASEMENT
- TREELINE
- UNDERGROUND TELEPHONE
- UTILITY EASEMENT
- WATER LINE

NAD GRID (NAD83)

GRAPHIC SCALE
0 200 400 800
1 inch = 400 ft.

GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS AN EXISTING CONDITIONS SURVEY.
2. BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83(2011).
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ZONING: R-10-CU PER WAKE COUNTY GIS; NO ZONING REPORT PROVIDED
5. AREA BY COORDINATE GEOMETRY.
6. FLOOD NOTE: THIS PROPERTY IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONES "AE" & "X" AS DEFINED BY F.E.M.A. F.I.R.M. COMMUNITY PANEL #3720172200J DATED MAY 2, 2006.
8. UTILITY STATEMENT
   THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
9. ON SITE DETAILS TAKEN FROM AERIAL SURVEY BY AVIOIMAGE DATED 11/30/2018

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
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APEX, NORTH CAROLINA 27502
PHONE: 919. 387. 1885

Halle BUILDING GROUP

OLDE TOWNE - PHASE 1 SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA

REVISIONS

NO.	DATE	
1	07. 09. 2019	REVISED PER CITY COMMENTS
2	12. 05. 2019	REVISED PER CITY COMMENTS

PLAN INFORMATION

PROJECT NO.	HLE-18020
FILENAME	HLE18020-XC1
CHECKED BY	JSA
DRAWN BY	TAM
SCALE	1"=400'
DATE	05. 06. 2019

SHEET

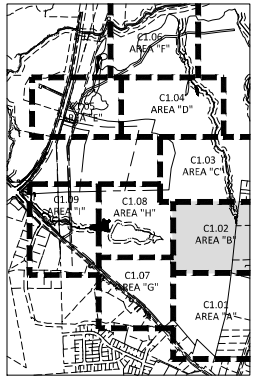
EXISTING CONDITIONS - STAGE 1 - OVERALL

C1.00

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NAD GRID (NAD83)



INDEX MAP
N.T.S.

GRAPHIC SCALE
0 30 60 120
1 inch = 60 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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OLDE TOWNE - PHASE 1 SUBDIVISION

PRELIMINARY SUBDIVISION PLAN

RALEIGH, NORTH CAROLINA

REVISIONS

NO.	DATE	
1	07. 09. 2019	REVISED PER CITY COMMENTS
2	12. 05. 2019	REVISED PER CITY COMMENTS

PLAN INFORMATION

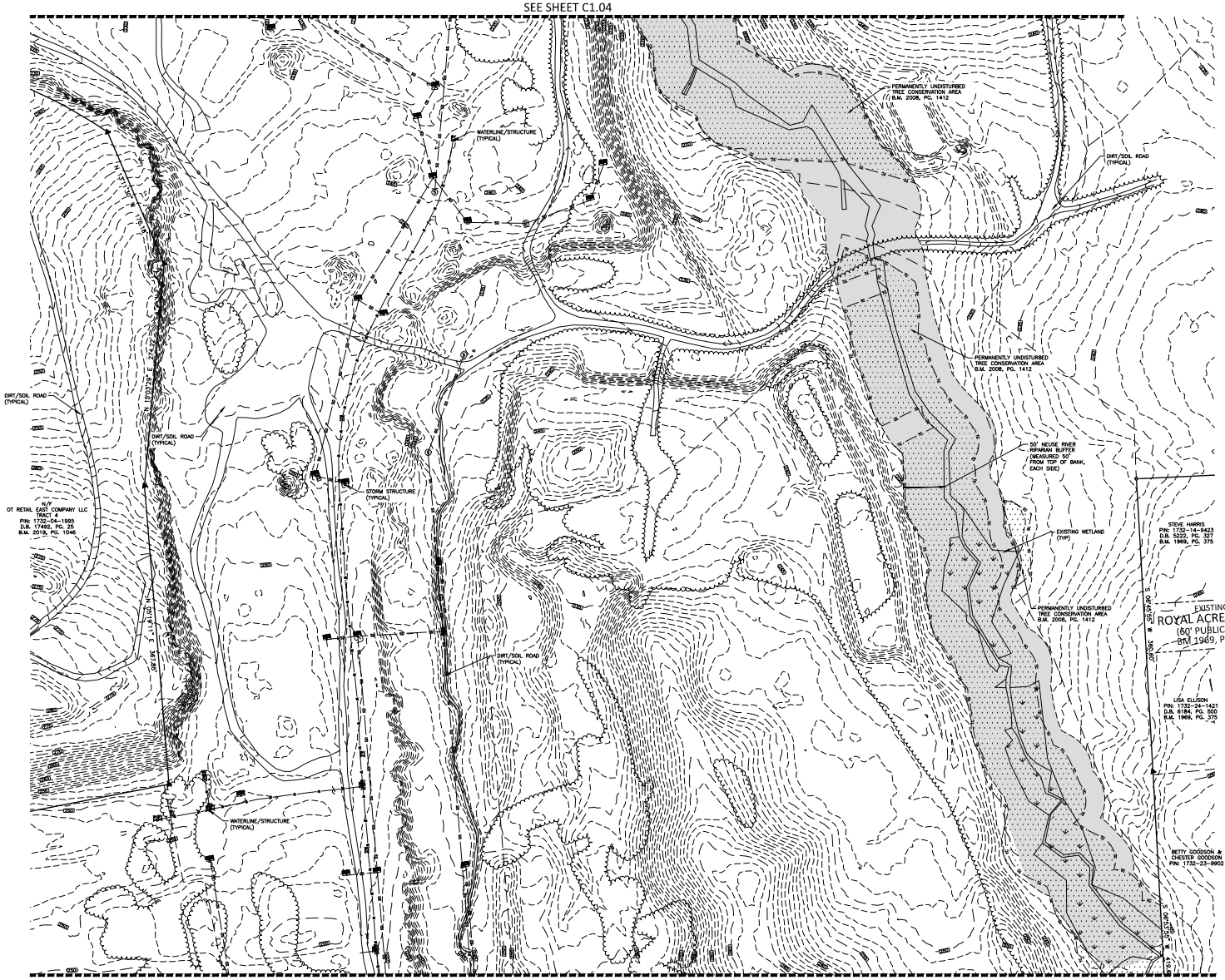
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CHECKED BY	JSA
DRAWN BY	TAM
SCALE	1"=60'
DATE	05. 06. 2019

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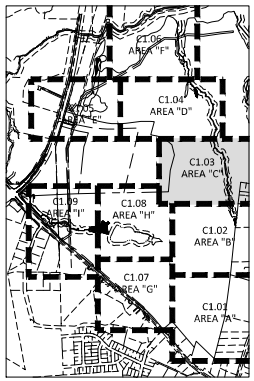
EXISTING CONDITIONS - STAGE 1 - AREA "B"

C1.02

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NAD GRID (NAD83)



INDEX MAP
N.T.S.

GRAPHIC SCALE
0 30 60 120
1 inch = 60 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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OLDE TOWNE - PHASE 1 SUBDIVISION

PRELIMINARY SUBDIVISION PLAN

RALEIGH, NORTH CAROLINA

REVISIONS

NO.	DATE	
1	07. 09. 2019	REVISED PER CITY COMMENTS
2	10. 05. 2019	REVISED PER CITY COMMENTS

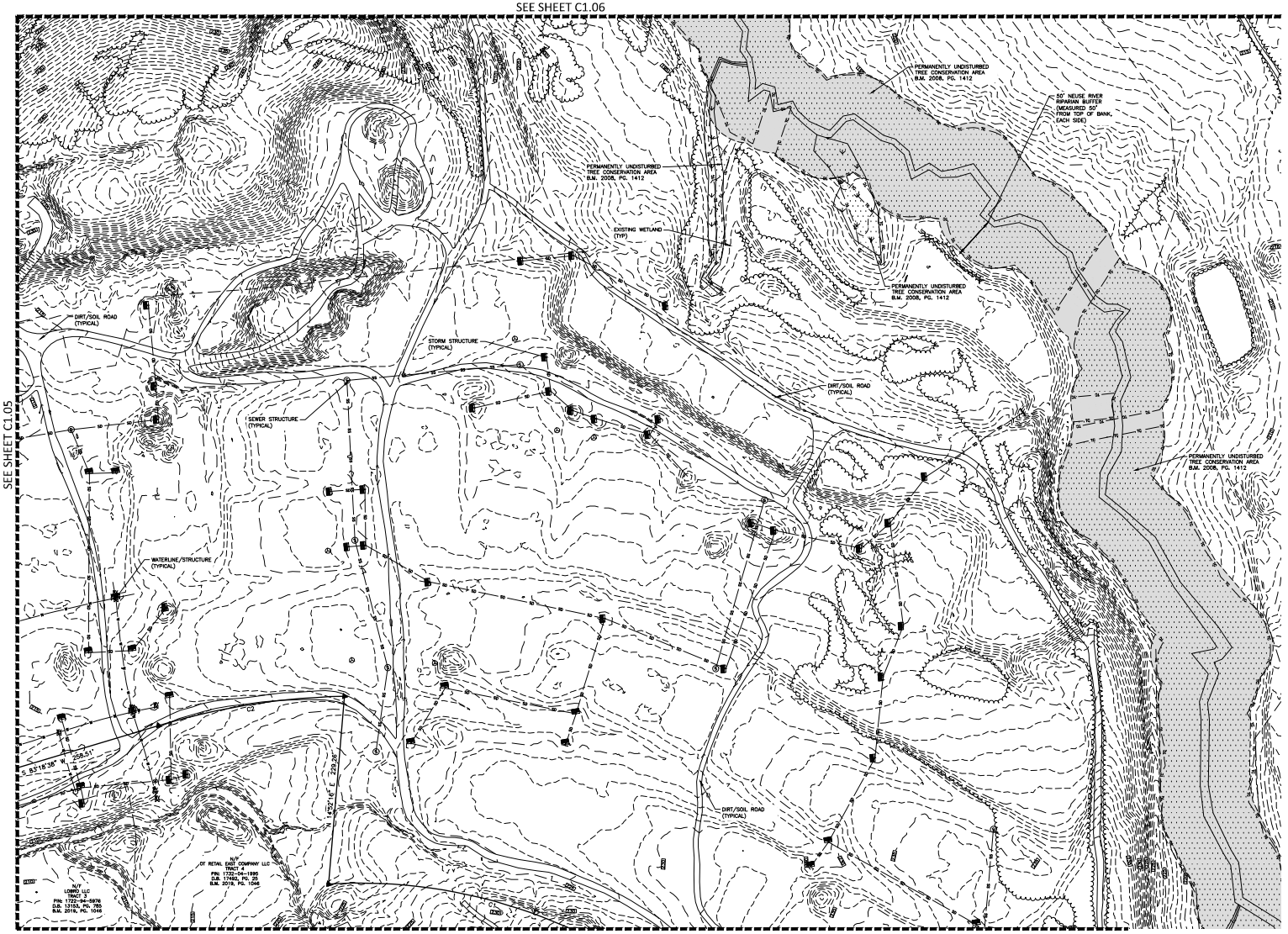
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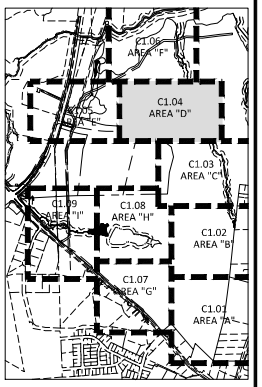
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FILENAME	HLE18020-XC1
CHECKED BY	JSA
DRAWN BY	TAM
SCALE	1"=60'
DATE	05. 06. 2019

SHEET

EXISTING CONDITIONS - STAGE 1 - AREA "C"

C1.03





INDEX MAP
N.T.S.

NAD GRID (NAD83)

GRAPHIC SCALE
0 30 60 120
1 inch = 60 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PHONE: 919. 387. 1885

OLDE TOWNE - PHASE 1 SUBDIVISION

PRELIMINARY SUBDIVISION PLAN

RALEIGH, NORTH CAROLINA

REVISIONS

NO.	DATE	
1	07. 09. 2019	REVISED PER CITY COMMENTS
2	12. 05. 2019	REVISED PER CITY COMMENTS

PLAN INFORMATION

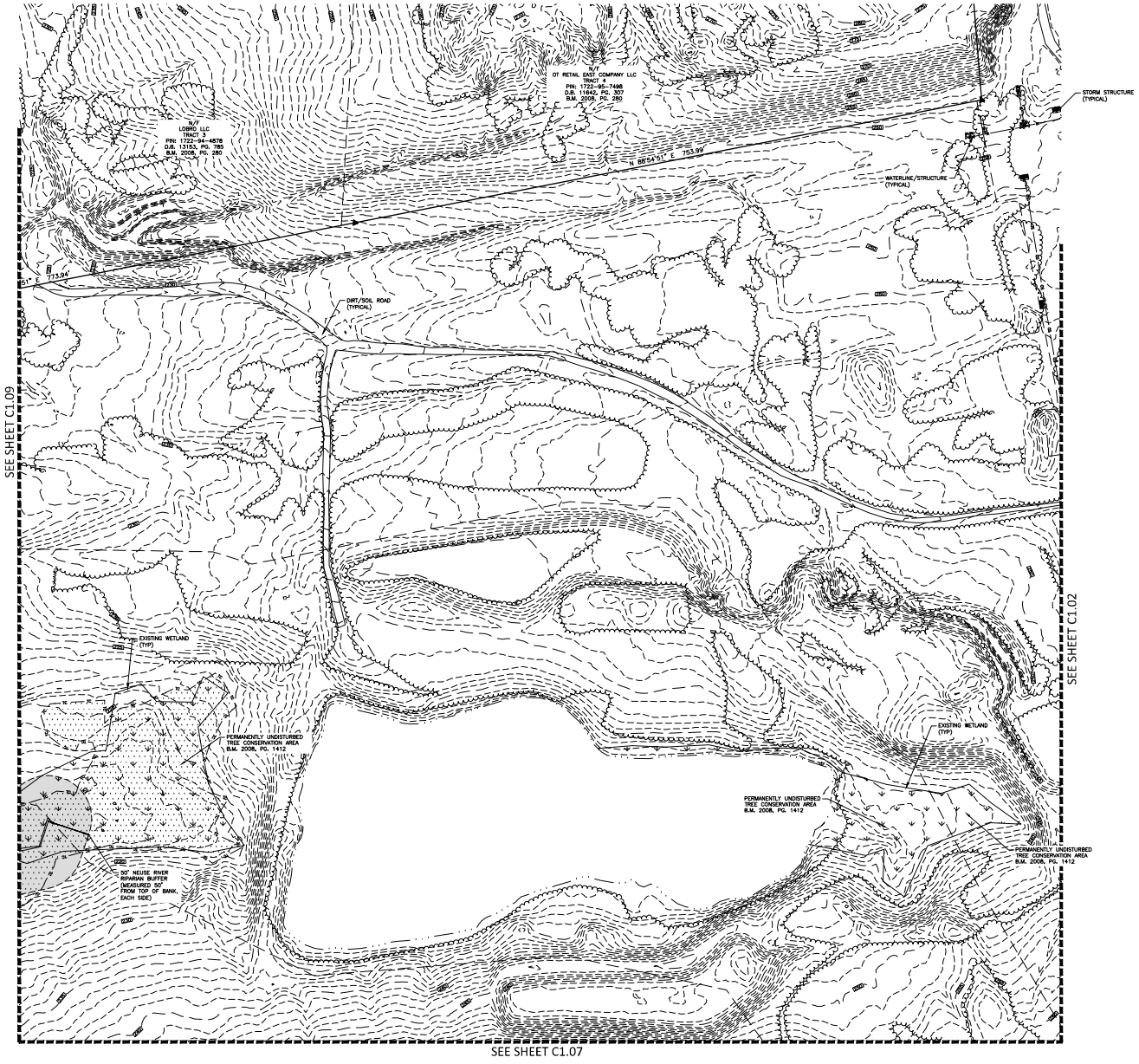
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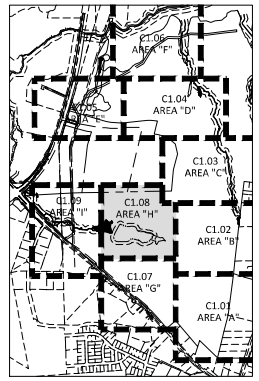
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EXISTING CONDITIONS - STAGE 1 - AREA "D"

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INDEX MAP
N.T.S.

NAD GRID (NAD83)

GRAPHIC SCALE
0 30 60 120
1 inch = 60 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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The John R. McAdams Company, Inc.
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CLIENT

HALLE BUILDING GROUP
56 HUNTER STREET, SUITE 110
APEX, NORTH CAROLINA 27502
PHONE: 919. 387. 1885

OLDE TOWNE - PHASE 1 SUBDIVISION

PRELIMINARY SUBDIVISION PLAN

RALEIGH, NORTH CAROLINA

REVISIONS

NO.	DATE	
1	07. 09. 2019	REVISED PER CITY COMMENTS
2	12. 05. 2019	REVISED PER CITY COMMENTS

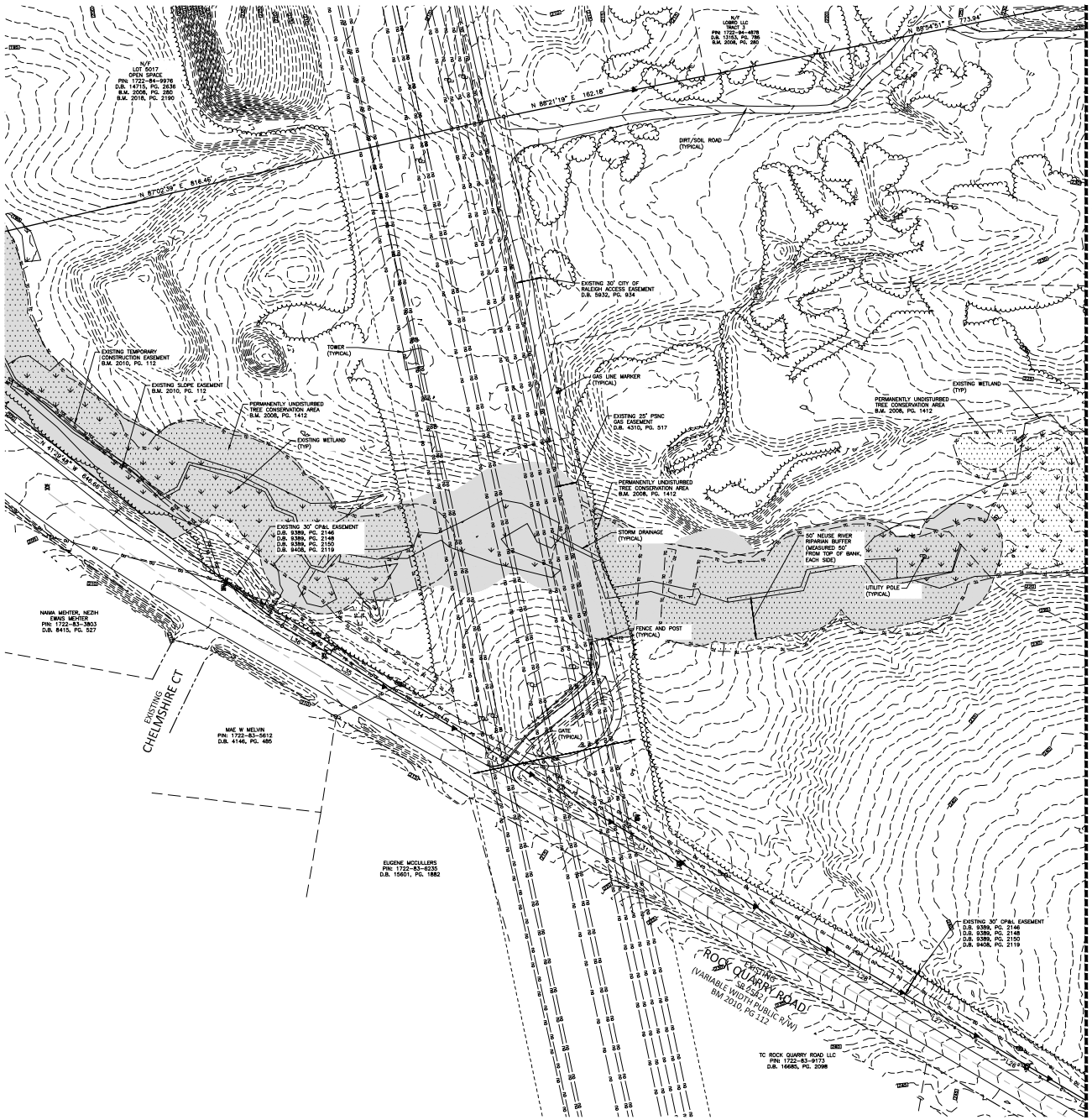
PLAN INFORMATION

PROJECT NO.	HLE-18020
FILENAME	HLE18020-XC1
CHECKED BY	JSA
DRAWN BY	TAM
SCALE	1"=60'
DATE	05. 06. 2019

SHEET

EXISTING CONDITIONS - STAGE 1 - AREA "H"

C1.08



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PRELIMINARY SUBDIVISION PLAN

RALEIGH, NORTH CAROLINA

REVISIONS

NO.	DATE	
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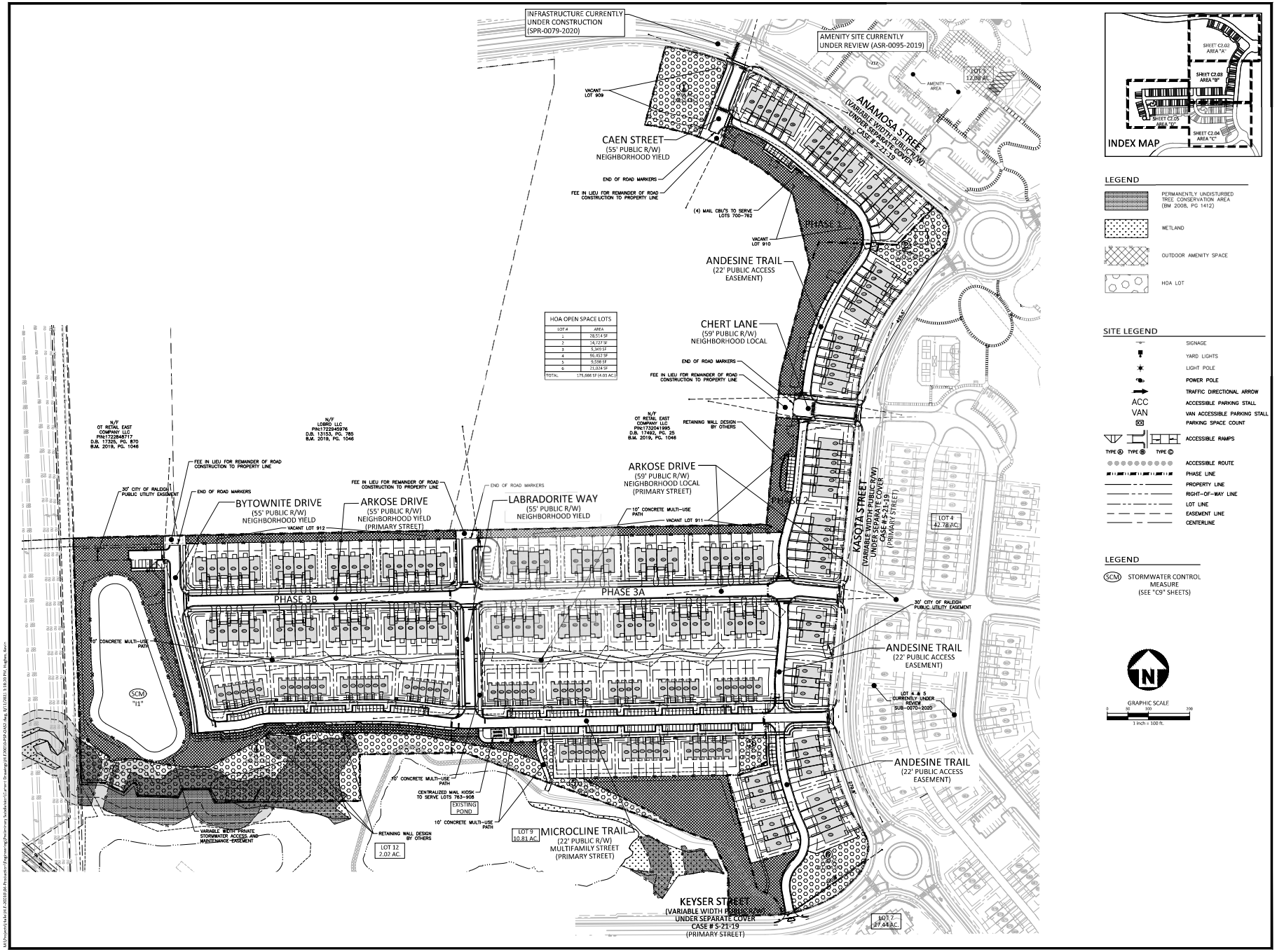
PLAN INFORMATION

PROJECT NO.	HLE-18020
FILENAME	HLE18020-XC1
CHECKED BY	JSA
DRAWN BY	TAM
SCALE	1"=60'
DATE	05. 06. 2019

SHEET

EXISTING CONDITIONS - STAGE 1 - AREA "I"

C1.09



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ERIC RIFKIN
PHONE: 919. 387. 1885

OLDE TOWNE - LOT 10
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA

[redacted]

REVISIONS

NO.	DATE	
1	02. 26. 2021	COR 1ST PSP REVIEW COMMENTS
2	06. 28. 2021	COR 2ND PSP REVIEW COMMENTS
3	08. 11. 2021	COR 3RD PSP REVIEW COMMENTS

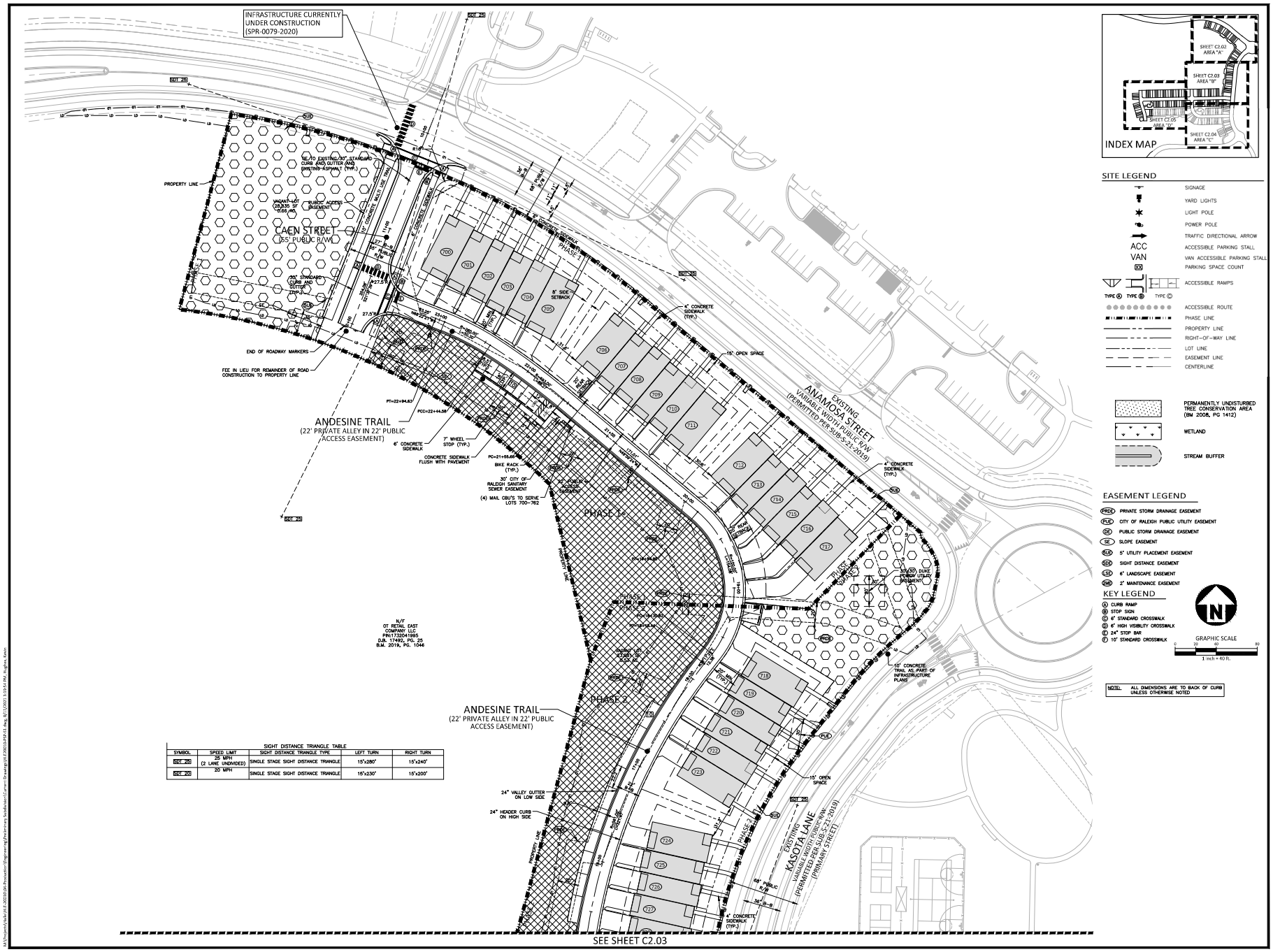
PLAN INFORMATION

PROJECT NO.	HLE-20010
FILENAME	HLE20010-S1
CHECKED BY	MDS
DRAWN BY	MDS
SCALE	1"=100'
DATE	05. 21. 2021

SHEET

OVERALL SITE PLAN

C2.01



SIGHT DISTANCE TRIANGLE TABLE

SYMBOL	SPEED LIMIT	SIGHT DISTANCE TRIANGLE TYPE	LEFT TURN	RIGHT TURN
SDT 25	25 MPH (2 LANE UNDIVIDED)	SINGLE STAGE SIGHT DISTANCE TRIANGLE	15'x280'	15'x240'
SDT 20	20 MPH	SINGLE STAGE SIGHT DISTANCE TRIANGLE	15'x230'	15'x200'

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- PERMANENTLY UNDISTURBED TREE CONSERVATION AREA (BM 2008, PG 1412)
- WETLAND
- STREAM BUFFER

EASEMENT LEGEND

- PRIVATE STORM DRAINAGE EASEMENT
- CITY OF RALEIGH PUBLIC UTILITY EASEMENT
- PUBLIC STORM DRAINAGE EASEMENT
- SLOPE EASEMENT
- 5' UTILITY PLACEMENT EASEMENT
- SIGHT DISTANCE EASEMENT
- 6' LANDSCAPE EASEMENT
- 2' MAINTENANCE EASEMENT

KEY LEGEND

- A CURB RAMP
- B STOP SIGN
- C 6" STANDARD CROSSWALK
- D 6" HIGH VISIBILITY CROSSWALK
- E 24" STOP BAR
- F 10' STANDARD CROSSWALK

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

NOTE: ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED

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OLDE TOWNE - LOT 10
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA

[redacted]

REVISIONS

NO.	DATE	
1	02. 26. 2021	COR 1ST PSP REVIEW COMMENTS
2	06. 28. 2021	COR 2ND PSP REVIEW COMMENTS
3	08. 11. 2021	COR 3RD PSP REVIEW COMMENTS

PLAN INFORMATION

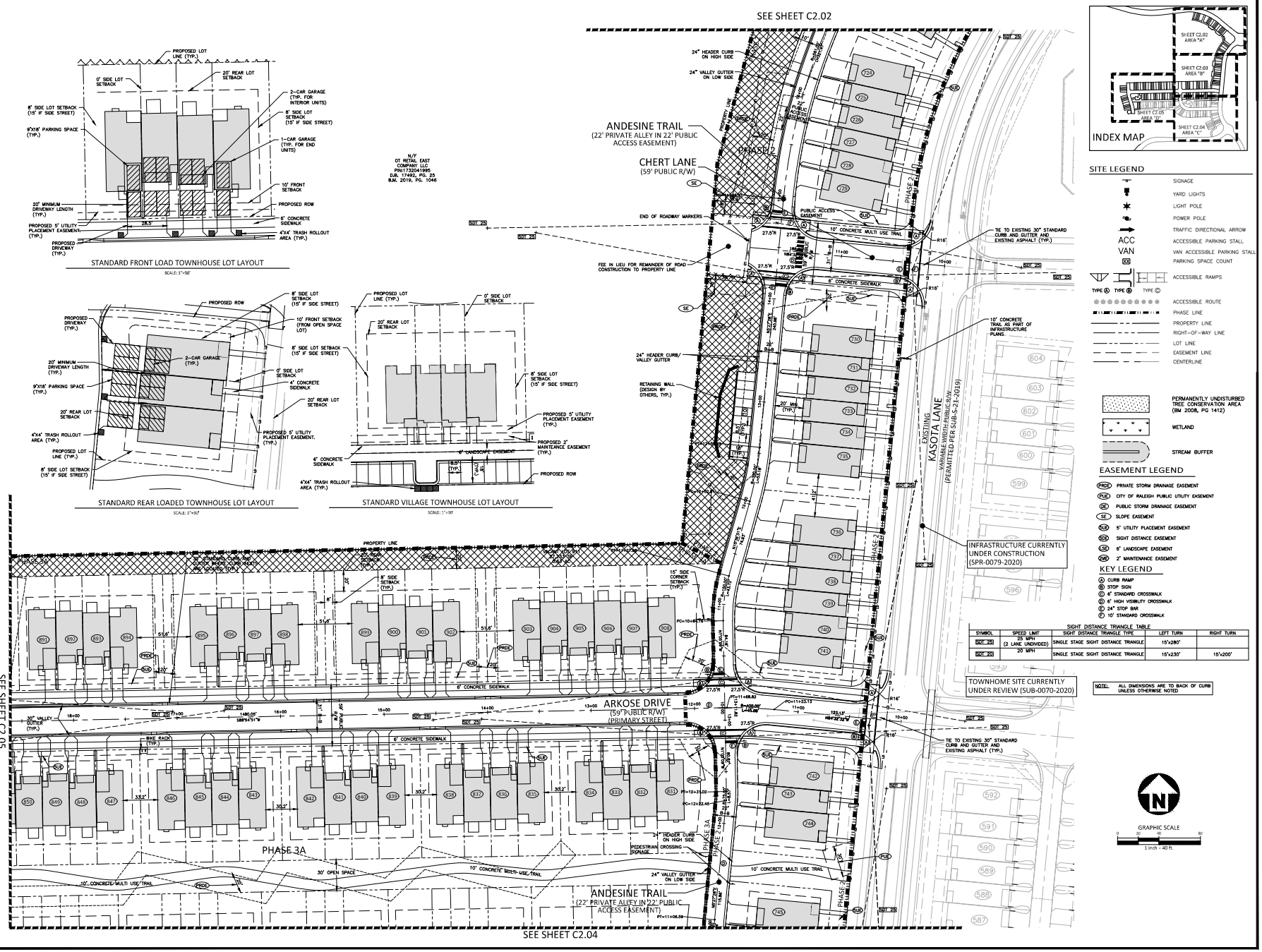
PROJECT NO.	HLE-20010
FILENAME	HLE20010-S1
CHECKED BY	MDS
DRAWN BY	MDS
SCALE	1"=40'
DATE	05. 21. 2021

SHEET

SITE PLAN AREA 'A'

C2.02

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3	08. 11. 2021	COR 3RD PSP REVIEW COMMENTS

PLAN INFORMATION

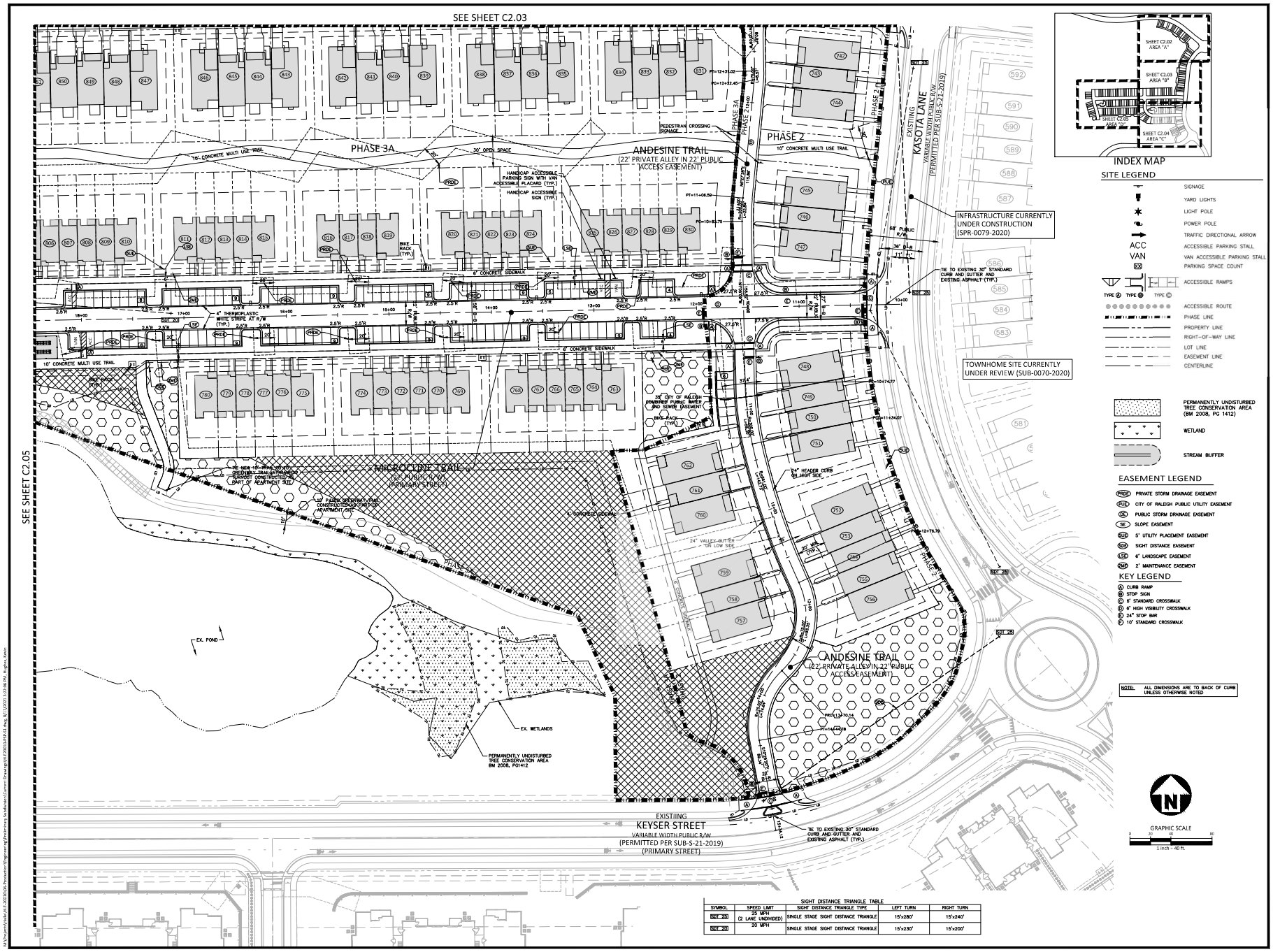
PROJECT NO.	HLE-20010
FILENAME	HLE20010-S1
CHECKED BY	MDS
DRAWN BY	MDS
SCALE	1"=40'
DATE	05. 21. 2021

SHEET

SITE PLAN AREA 'B'

C2.03

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SIGHT DISTANCE TRIANGLE TABLE

SYMBOL	SPEED LIMIT	SIGHT DISTANCE TRIANGLE TYPE	LEFT TURN	RIGHT TURN
SDT 25	25 MPH (2 LANE UNDIVIDED)	SINGLE STAGE SIGHT DISTANCE TRIANGLE	15'x280'	15'x240'
SDT 20	20 MPH	SINGLE STAGE SIGHT DISTANCE TRIANGLE	15'x230'	15'x200'

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3	08. 11. 2021	COR 3RD PSP REVIEW COMMENTS

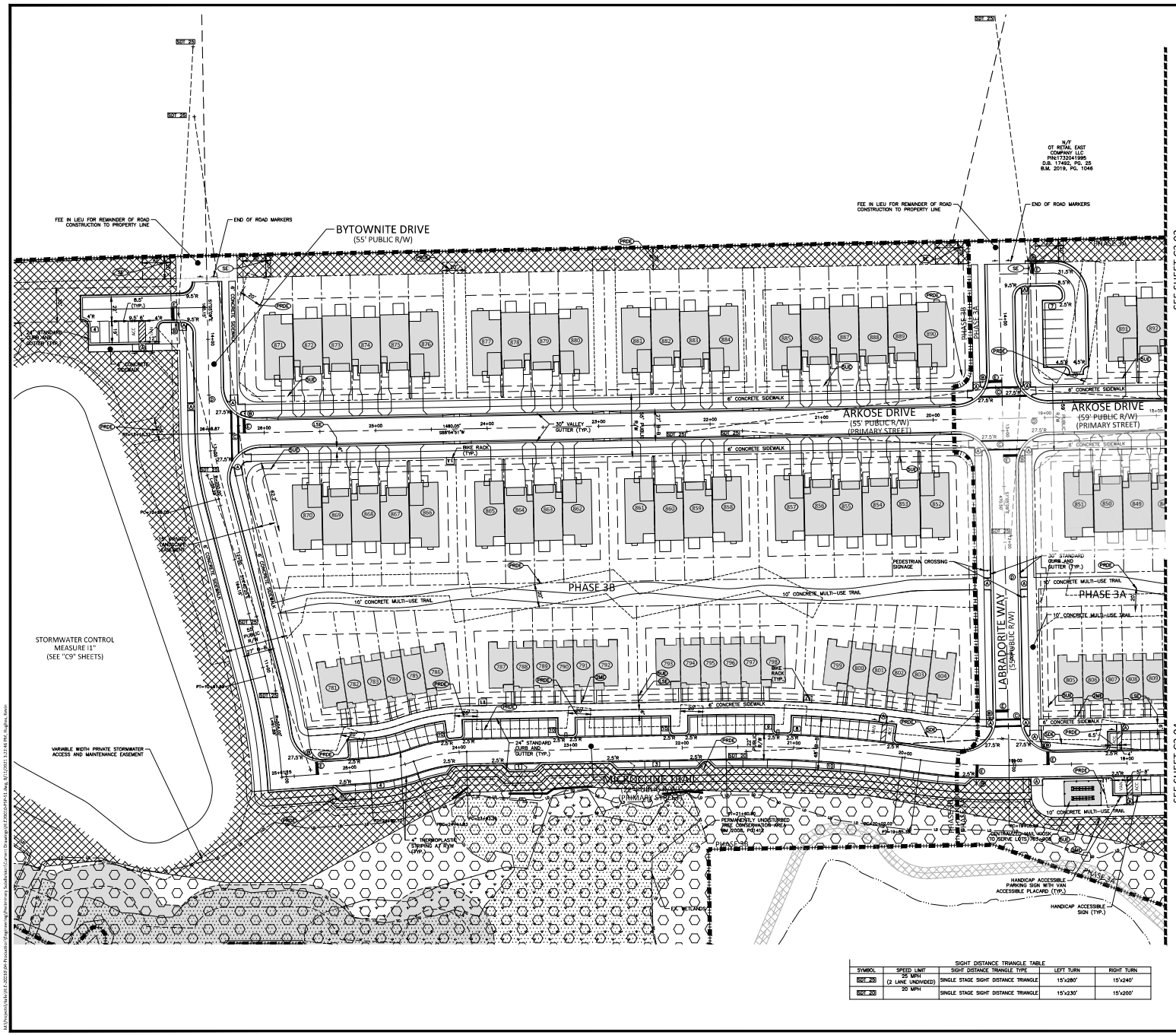
PLAN INFORMATION

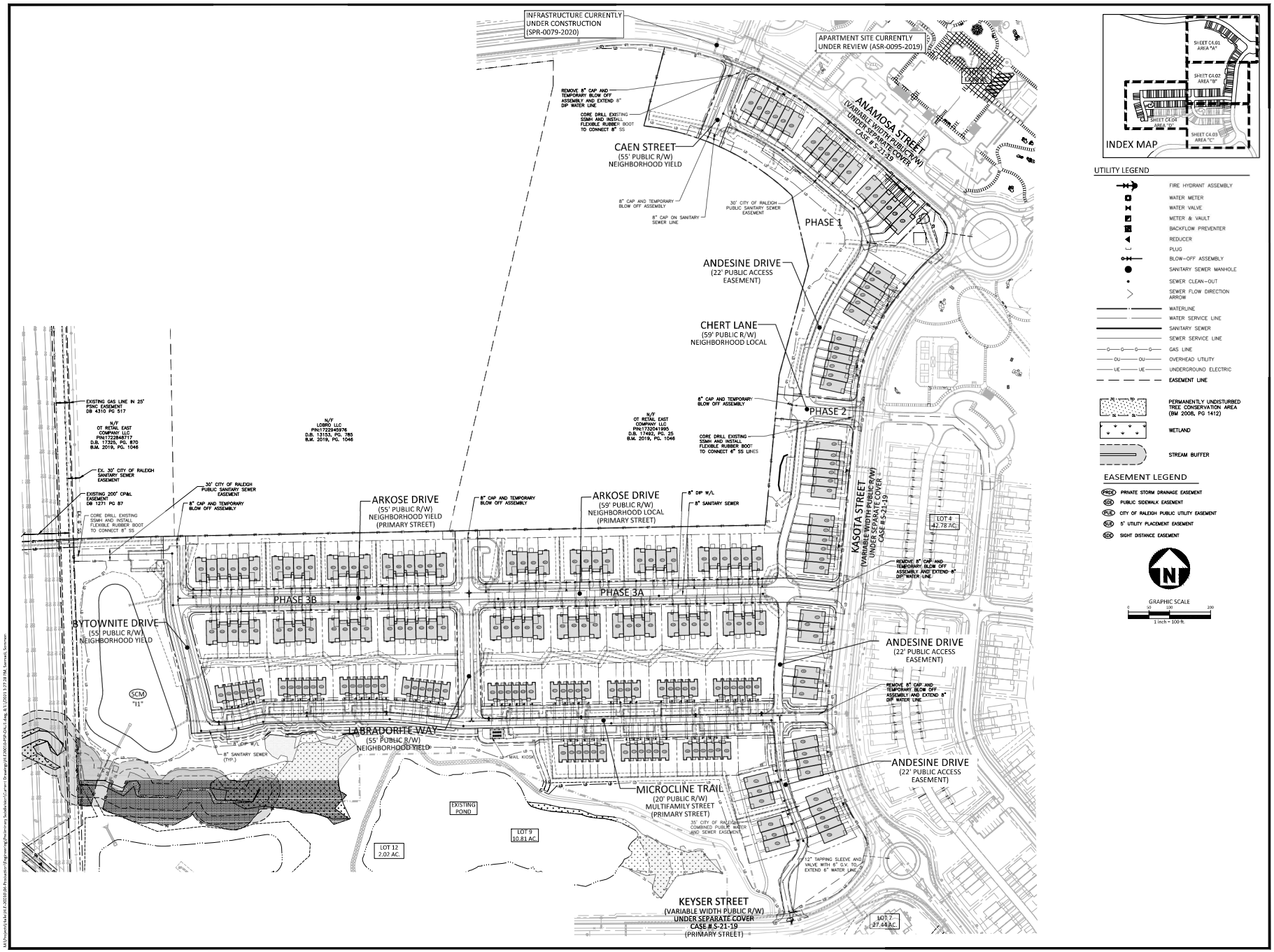
PROJECT NO.	HLE-20010
FILENAME	HLE20010-S1
CHECKED BY	MDS
DRAWN BY	MDS
SCALE	1"=40'
DATE	05. 21. 2021

SHEET

SITE PLAN AREA 'C'

C2.04


BYTOWNITE DRIVE
(55' PUBLIC R/W)
ARKOSE DRIVE
(55' PUBLIC R/W)
(PRIMARY STREET)
LABRADORITE WAY
(55' PUBLIC R/W)
MICROCLINE TRAIL
(55' PUBLIC R/W)
(PRIMARY STREET)
PHASE 3A
PHASE 3B
PHASE 3C
PHASE 3D
PHASE 3E
PHASE 3F
PHASE 3G
PHASE 3H
PHASE 3I
PHASE 3J
PHASE 3K
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UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- WATER METER
- WATER VALVE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- SEWER FLOW DIRECTION ARROW
- WATERLINE
- WATER SERVICE LINE
- SANITARY SEWER
- SEWER SERVICE LINE
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- EASEMENT LINE
- PERMANENTLY UNDISTURBED TREE CONSERVATION AREA (BM 2008, PG 1412)
- WETLAND
- STREAM BUFFER

EASEMENT LEGEND

- PSDE — PRIVATE STORM DRAINAGE EASEMENT
- SDE — PUBLIC SIDEWALK EASEMENT
- PUE — CITY OF RALEIGH PUBLIC UTILITY EASEMENT
- SUE — 5' UTILITY PLACEMENT EASEMENT
- SDE — SIGHT DISTANCE EASEMENT

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

McADAMS
The John R. McAdams Company, Inc.
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Durham, NC 27713
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HALLE BUILDING GROUP
56 HUNTER STREET, SUITE 110
APEX, NORTH CAROLINA 27502
ERIC RIFKIN
PHONE: 919. 387. 1885

Halle BUILDING GROUP

OLDE TOWNE - LOT 10
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA

[redacted]

REVISIONS

NO.	DATE	
1	02. 26. 2021	COR 1ST PSP REVIEW COMMENTS
2	06. 28. 2021	COR 2ND PSP REVIEW COMMENTS
3	08. 11. 2021	COR 3RD PSP REVIEW COMMENTS

PLAN INFORMATION

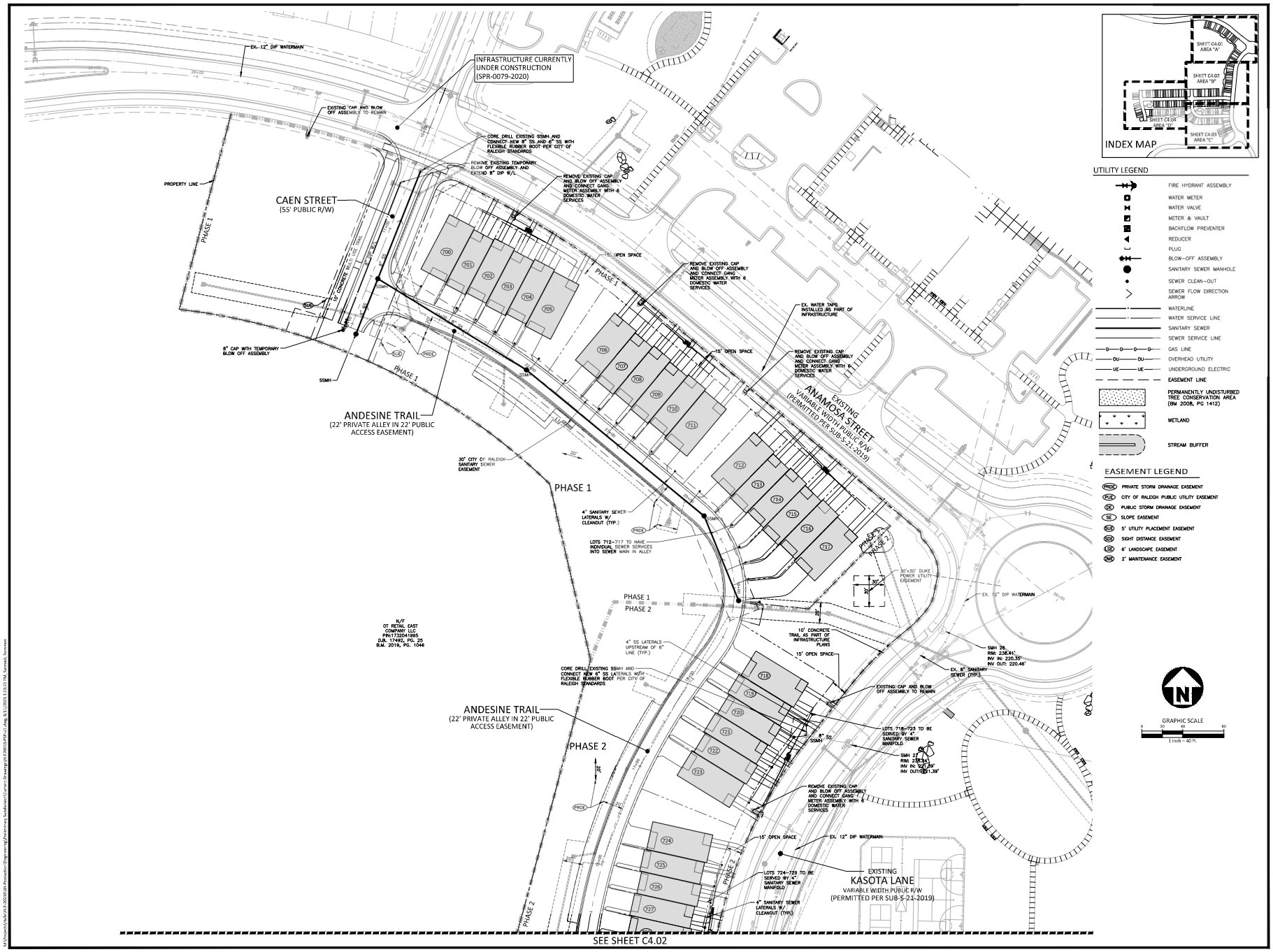
PROJECT NO.	HLE-20010
FILENAME	HLE20010-OAU1
CHECKED BY	MDS
DRAWN BY	MDS
SCALE	1"=100'
DATE	05. 21. 2021

SHEET

OVERALL UTILITY PLAN

C4.00

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UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- WATER METER
- WATER VALVE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- SEWER FLOW DIRECTION ARROW
- WATERLINE
- WATER SERVICE LINE
- SANITARY SEWER
- SEWER SERVICE LINE
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- EASEMENT LINE
- PERMANENTLY UNDISTURBED TREE CONSERVATION AREA (BM 2008, PG 1412)
- WETLAND
- STREAM BUFFER

EASEMENT LEGEND

- PRIVATE STORM DRAINAGE EASEMENT
- CITY OF RALEIGH PUBLIC UTILITY EASEMENT
- PUBLIC STORM DRAINAGE EASEMENT
- SLOPE EASEMENT
- 5' UTILITY PLACEMENT EASEMENT
- SIGHT DISTANCE EASEMENT
- 6' LANDSCAPE EASEMENT
- 2' MAINTENANCE EASEMENT

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

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OLDE TOWNE - LOT 10
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA

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REVISIONS

NO.	DATE	
1	02. 26. 2021	COR 1ST PSP REVIEW COMMENTS
2	06. 28. 2021	COR 2ND PSP REVIEW COMMENTS
3	08. 11. 2021	COR 3RD PSP REVIEW COMMENTS

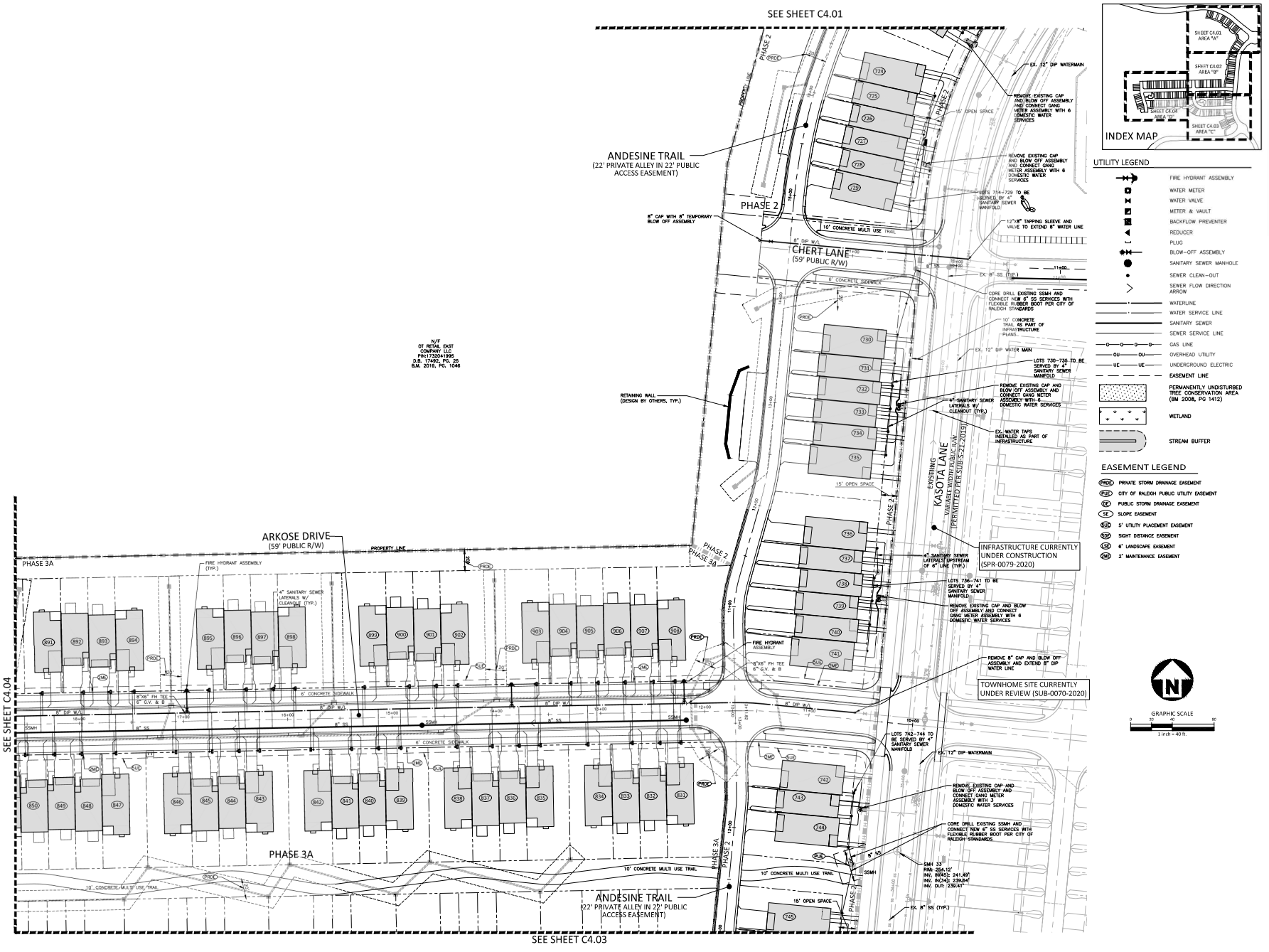
PLAN INFORMATION

PROJECT NO.	HLE-20010
FILENAME	HLE20010-U1
CHECKED BY	MDS
DRAWN BY	MDS
SCALE	1"=40'
DATE	05. 21. 2021

SHEET

UTILITY PLAN AREA 'A'

C4.01



UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- WATER METER
- WATER VALVE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- SEWER FLOW DIRECTION ARROW
- WATERLINE
- WATER SERVICE LINE
- SANITARY SEWER
- SEWER SERVICE LINE
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- EASEMENT LINE
- PERMANENTLY UNDISTURBED TREE CONSERVATION AREA (BM 2008, PG 1412)
- WETLAND
- STREAM BUFFER

EASEMENT LEGEND

- (PRDE) PRIVATE STORM DRAINAGE EASEMENT
- (PUE) CITY OF RALEIGH PUBLIC UTILITY EASEMENT
- (DE) PUBLIC STORM DRAINAGE EASEMENT
- (SE) SLOPE EASEMENT
- (5UE) 5' UTILITY PLACEMENT EASEMENT
- (SDE) SIGHT DISTANCE EASEMENT
- (LSE) 6' LANDSCAPE EASEMENT
- (2ME) 2' MAINTENANCE EASEMENT

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

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HALLE BUILDING GROUP
56 HUNTER STREET, SUITE 110
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ERIC RIFKIN
PHONE: 919. 387. 1885

OLDE TOWNE - LOT 10
PRELIMINARY SUBDIVISION PLAN
RALEIGH, NORTH CAROLINA

[redacted]

REVISIONS

NO.	DATE	
1	02. 26. 2021	COR 1ST PSP REVIEW COMMENTS
2	06. 28. 2021	COR 2ND PSP REVIEW COMMENTS
3	08. 11. 2021	COR 3RD PSP REVIEW COMMENTS

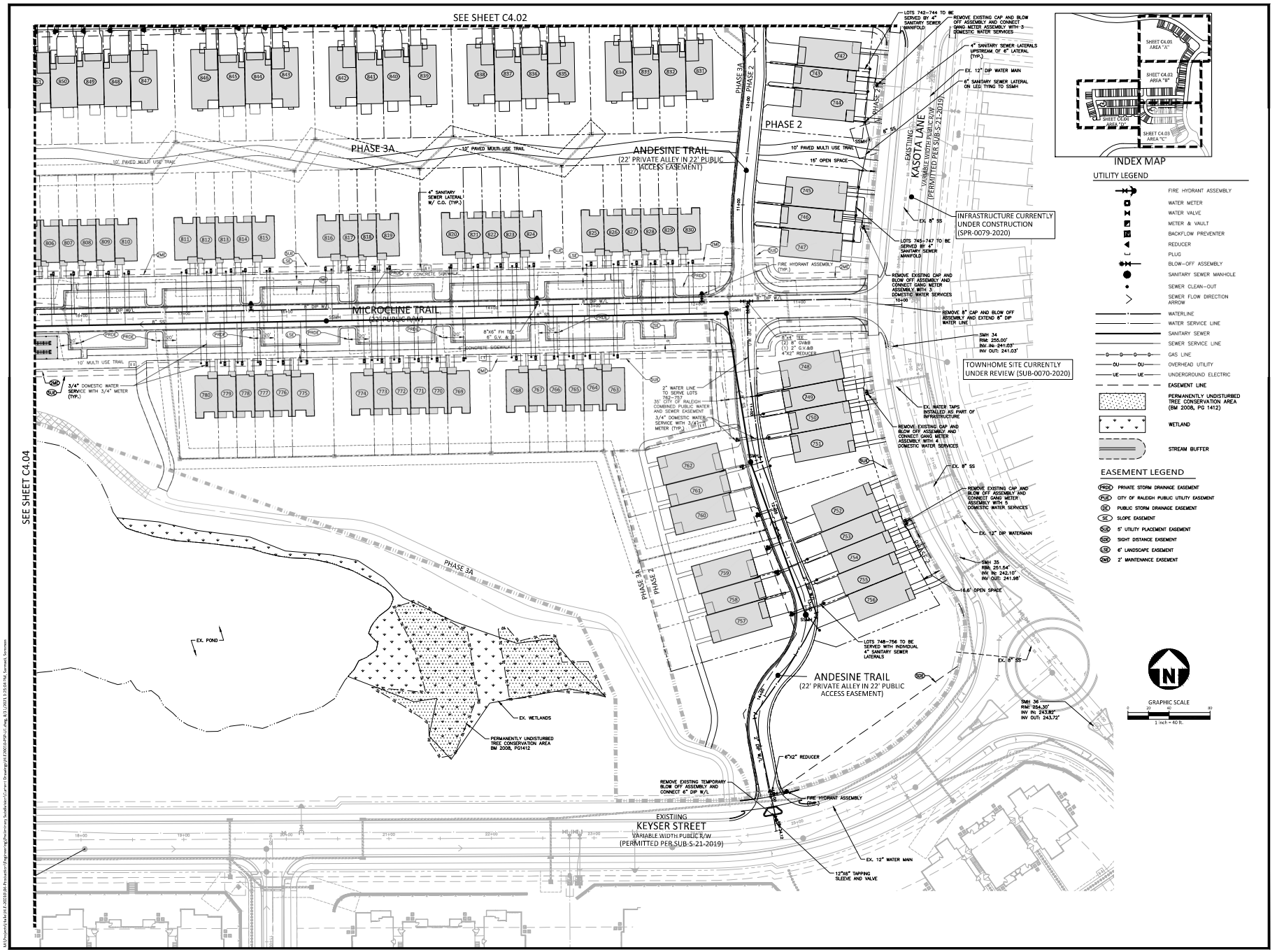
PLAN INFORMATION

PROJECT NO.	HLE-20010
FILENAME	HLE20010-U1
CHECKED BY	MDS
DRAWN BY	MDS
SCALE	1"=40'
DATE	05. 21. 2021

SHEET

UTILITY PLAN AREA 'B'

C4.02



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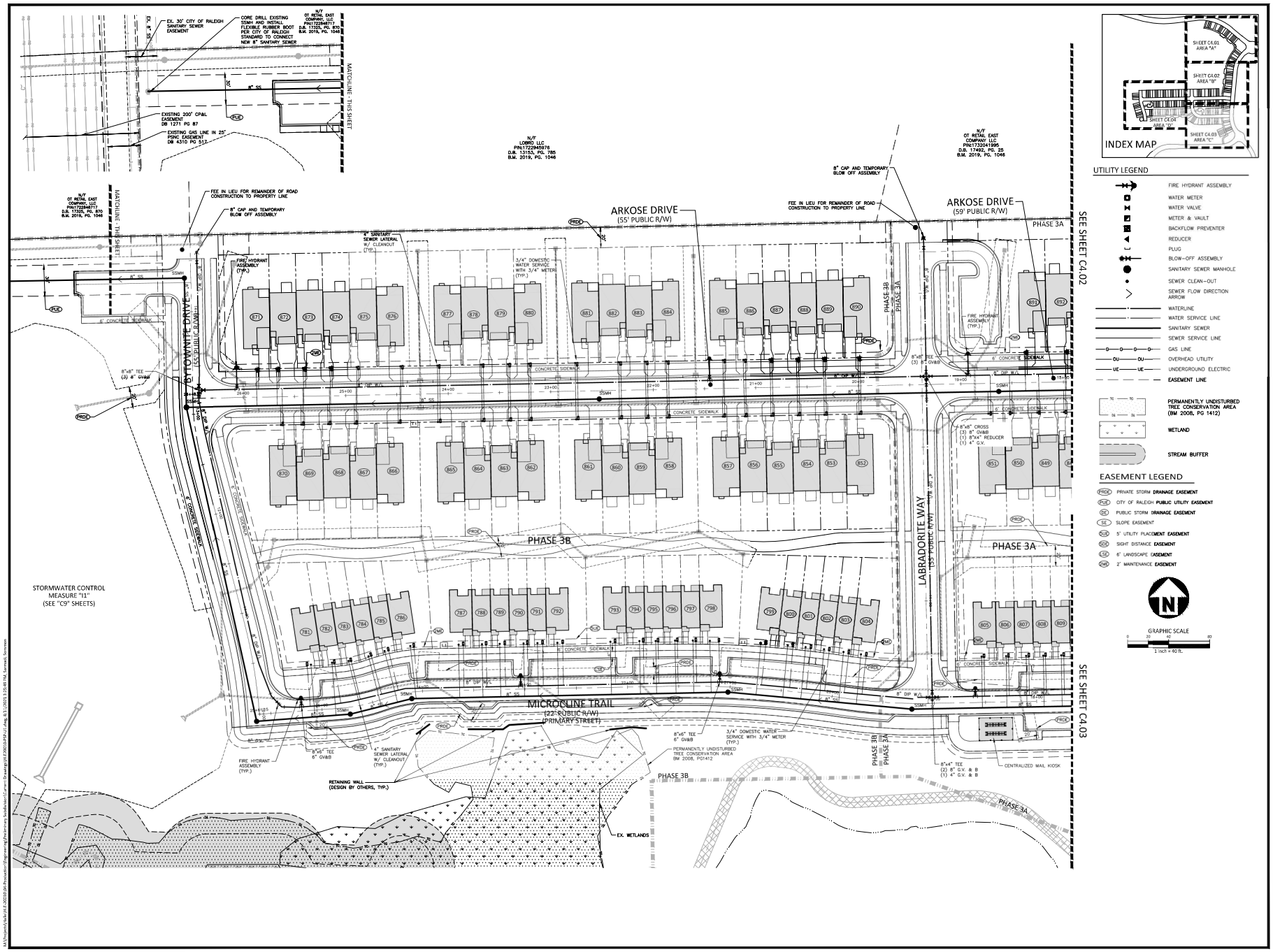
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FILENAME	HLE20010-U1
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DATE	05. 21. 2021

SHEET

UTILITY PLAN AREA 'C'

C4.03



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Halle BUILDING GROUP

OLDE TOWNE - LOT 10
PRELIMINARY SUBDIVISION PLAN
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[redacted]

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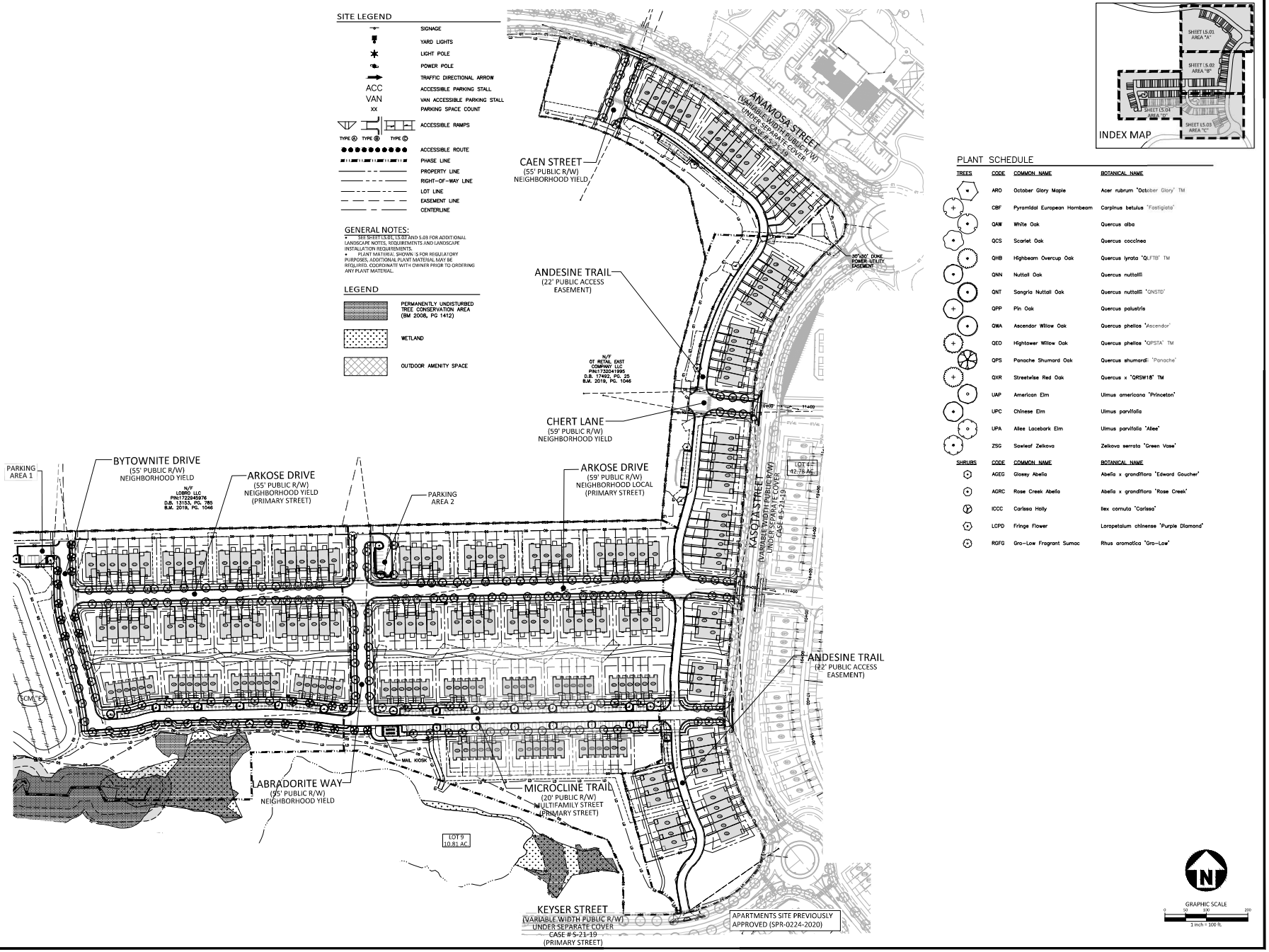
PLAN INFORMATION

PROJECT NO.	HLE-20010
FILENAME	HLE20010-U1
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SHEET

UTILITY PLAN AREA 'D'

C4.04



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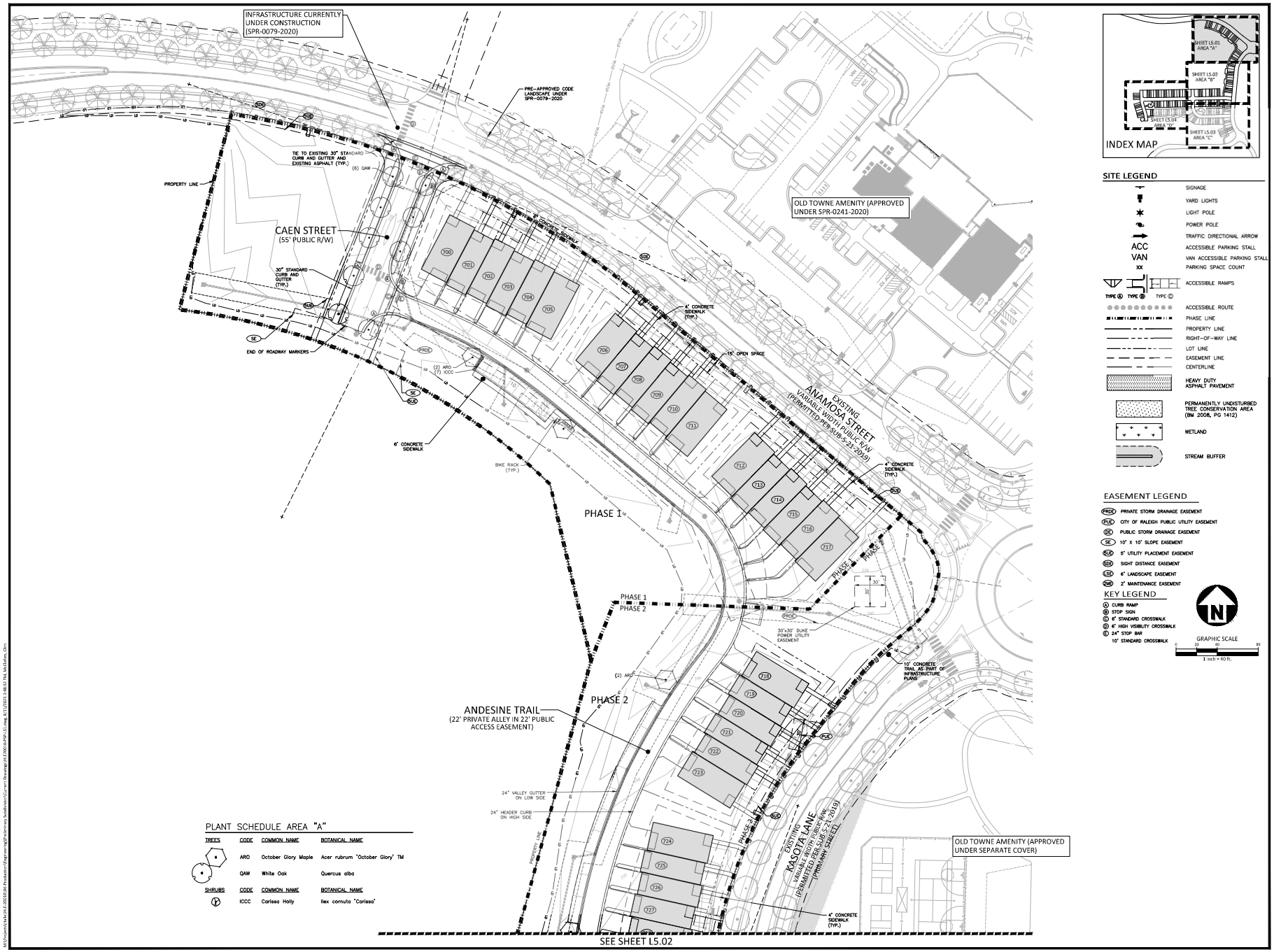
PLAN INFORMATION

PROJECT NO.	HLE-20010
FILENAME	HLE20010-PSP-LS1
CHECKED BY	SRD
DRAWN BY	CTM
SCALE	1"=100'
DATE	05. 21. 2021

SHEET

OVERALL LANDSCAPE PLAN

L5.00



PLANT SCHEDULE AREA "A"

TREES	CODE	COMMON NAME	BOTANICAL NAME
	ARO	October Glory Maple	Acer rubrum 'October Glory' TM
	QAW	White Oak	Quercus alba
SHRUBS	**CODE**	**COMMON NAME**	**BOTANICAL NAME**
	ICCC	Carissa Holly	Ilex cornuta 'Carissa'

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL (ACC)
- VAN ACCESSIBLE PARKING STALL (VAN)
- PARKING SPACE COUNT (XX)
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT
- PERMANENTLY UNDISTURBED TREE CONSERVATION AREA (BM 2008, PG 1412)
- WETLAND
- STREAM BUFFER

EASEMENT LEGEND

- (PRDE) PRIVATE STORM DRAINAGE EASEMENT
- (PUE) CITY OF RALEIGH PUBLIC UTILITY EASEMENT
- (DE) PUBLIC STORM DRAINAGE EASEMENT
- (SE) 10' X 10' SLOPE EASEMENT
- (SUE) 5' UTILITY PLACEMENT EASEMENT
- (SDE) SIGHT DISTANCE EASEMENT
- (LSE) 6' LANDSCAPE EASEMENT
- (2ME) 2' MAINTENANCE EASEMENT

KEY LEGEND

- (A) CURB RAMP
- (B) STOP SIGN
- (C) 6' STANDARD CROSSWALK
- (D) 6' HIGH VISIBILITY CROSSWALK
- (E) 24" STOP BAR
- 10' STANDARD CROSSWALK

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

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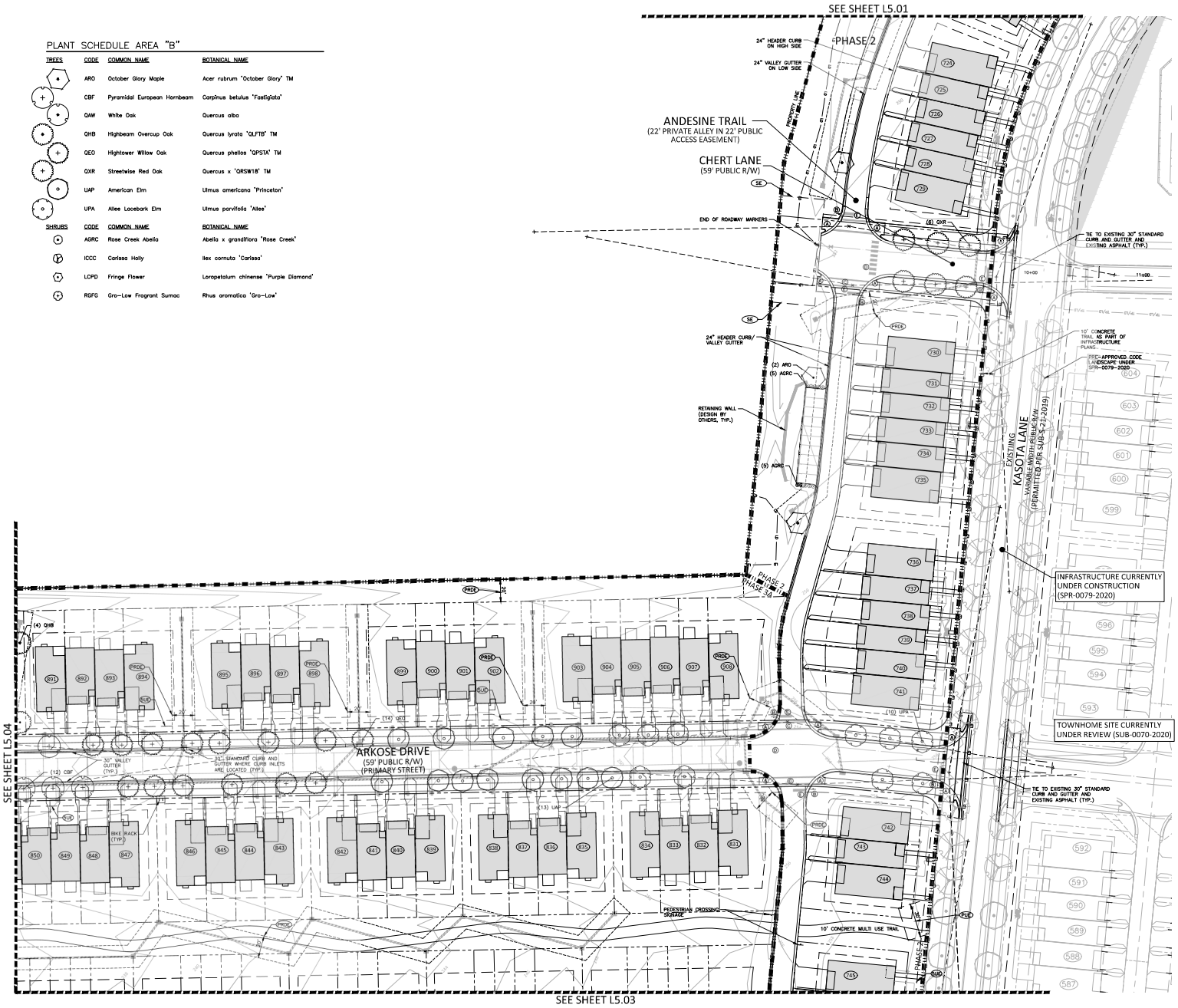
LANDSCAPE PLAN AREA "A"

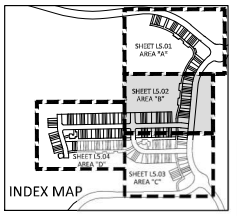
L5.01

PLANT SCHEDULE AREA "B"

TREES	CODE	COMMON NAME	BOTANICAL NAME
	ARO	October Glory Maple	Acer rubrum 'October Glory' TM
	CBF	Pyramidal European Hornbeam	Carpinus betulus 'Fastigiata'
	QAW	White Oak	Quercus alba
	QHB	Highbeam Overcup Oak	Quercus lyrata 'QLFTB' TM
	QEO	Hightower Willow Oak	Quercus phellos 'QPSTA' TM
	QXR	Streetwise Red Oak	Quercus x 'QRSW18' TM
	UAP	American Elm	Ulmus americana 'Princeton'
	UPA	Allee Lacebark Elm	Ulmus parvifolia 'Allee'

SHRUBS	CODE	COMMON NAME	BOTANICAL NAME
	AGRC	Rose Creek Abelia	Abelia x grandiflora 'Rose Creek'
	ICCC	Carissa Holly	Ilex cornuta 'Carissa'
	LCPD	Fringe Flower	Loropetalum chinense 'Purple Diamond'
	RGFG	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'





SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- ACCESSIBLE ROUTE
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EASEMENT LEGEND

- PRDE PRIVATE STORM DRAINAGE EASEMENT
- PUE CITY OF RALEIGH PUBLIC UTILITY EASEMENT
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- SE 10' X 10' SLOPE EASEMENT
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- LSE 6' LANDSCAPE EASEMENT
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KEY LEGEND

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GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

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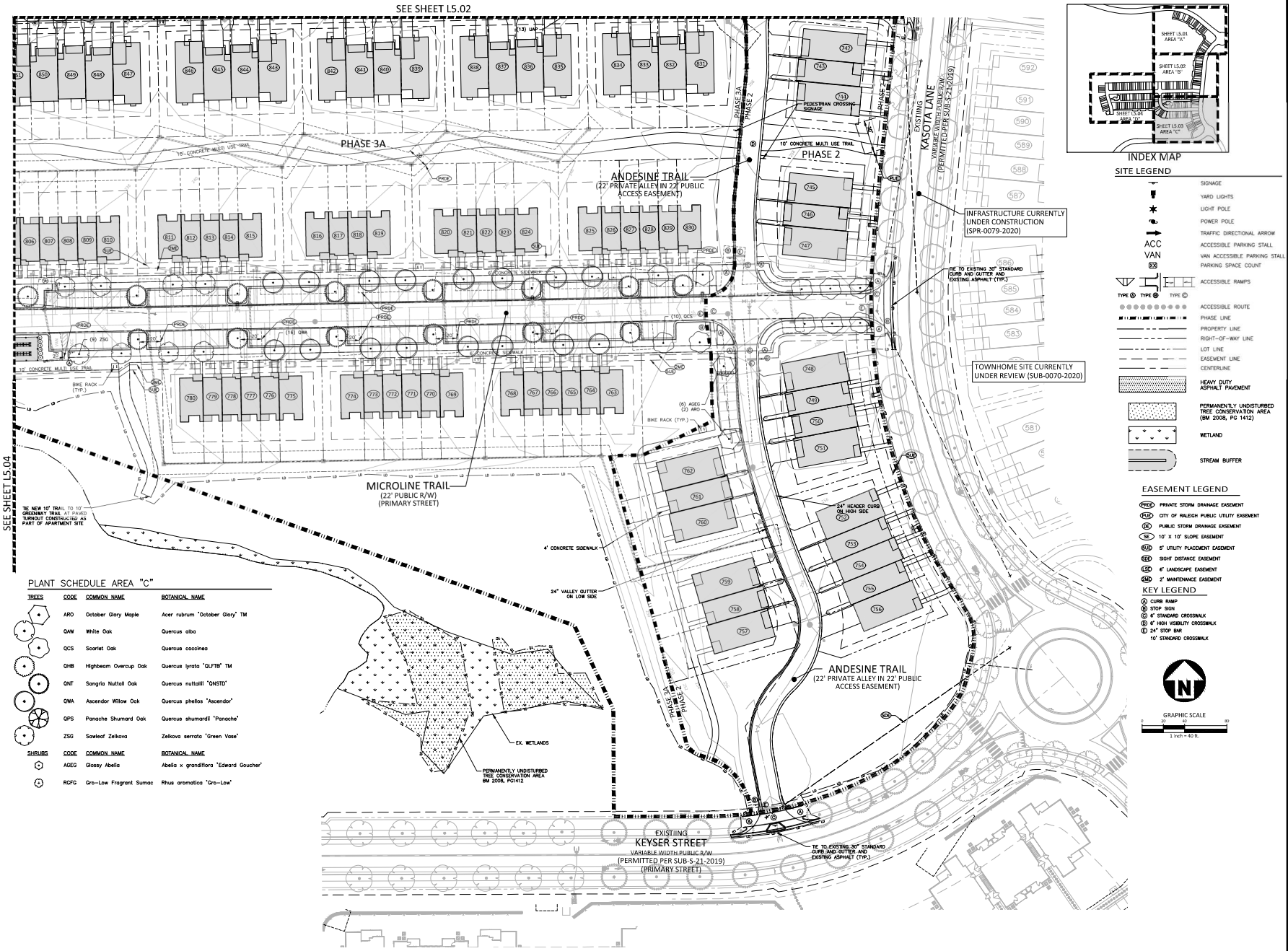
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DATE	05. 21. 2021

SHEET

LANDSCAPE PLAN
AREA "B"

L5.02

L:\Projects\HLE\HLE-20010\04 Production\01 Engineering\Preliminary Subdivision\Current Drawings\HLE20010-PSP-LS1.dwg, 8/11/2021 3:49:32 PM, McCollen, Clint



PLANT SCHEDULE AREA "C"

TREES	CODE	COMMON NAME	BOTANICAL NAME
	ARO	October Glory Maple	Acer rubrum 'October Glory' TM
	QAW	White Oak	Quercus alba
	QCS	Scarlet Oak	Quercus coccinea
	QHB	Highbeam Overcup Oak	Quercus lyrata 'QLFTB' TM
	QNT	Sangria Nuttall Oak	Quercus nuttallii 'QNSTD'
	QWA	Ascendor Willow Oak	Quercus phellos 'Ascendor'
	QPS	Panache Shumard Oak	Quercus shumardii 'Panache'
	ZSG	Sawleaf Zelkova	Zelkova serrata 'Green Vase'
SHRUBS	**CODE**	**COMMON NAME**	**BOTANICAL NAME**
	AGEG	Glossy Abelia	Abelia x grandiflora 'Edward Goucher'
	RGFG	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'

INDEX MAP

SHEET L5.01 AREA "A"
SHEET L5.02 AREA "B"
SHEET L5.04 AREA "D"
SHEET L5.03 AREA "C"

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL (ACC / VAN)
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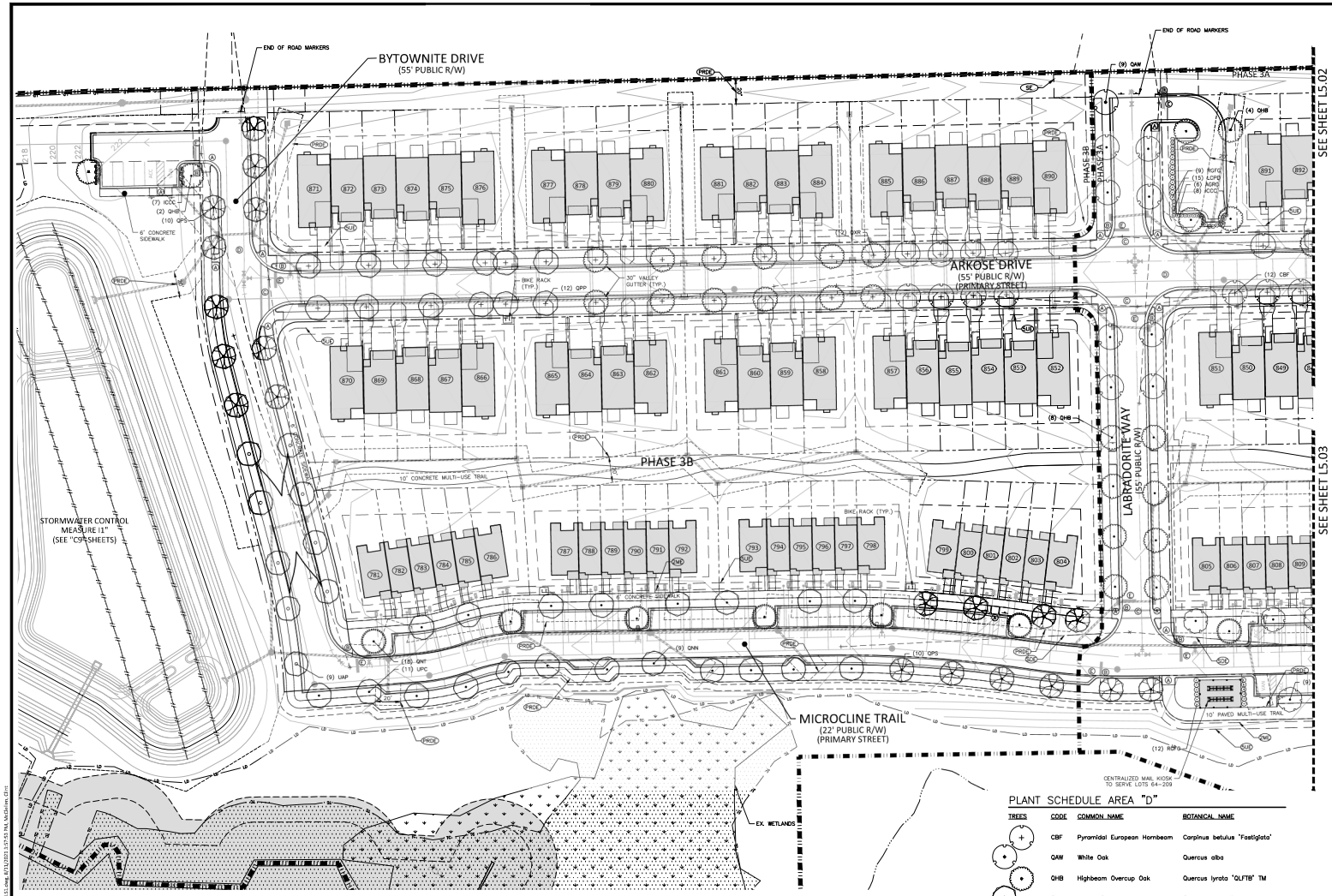
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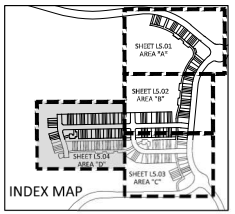
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SHEET

LANDSCAPE PLAN
AREA "C"

L5.03





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PLANT SCHEDULE AREA "D"

SHRUBS	CODE	COMMON NAME	BOTANICAL NAME
	AGRC	Rose Creek Abelia	Abelia x grandiflora 'Rose Creek'
	ICCC	Carissa Holly	Ilex cornuta 'Carissa'
	LCPD	Fringe Flower	Loropetalum chinense 'Purple Diamond'
	RGFG	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'

PLANT SCHEDULE AREA "D"

TREES	CODE	COMMON NAME	BOTANICAL NAME
	CBF	Pyramidal European Hornbeam	Carpinus betulus 'Fastigiata'
	QAW	White Oak	Quercus alba
	QHB	Highbeam Overcup Oak	Quercus lyrata 'QLFTB' TM
	QNN	Nuttall Oak	Quercus nuttallii
	QNT	Sangria Nuttall Oak	Quercus nuttallii 'QNSTD'
	QPP	Pin Oak	Quercus palustris
	QPS	Panache Shumard Oak	Quercus shumardii 'Panache'
	QXR	Streetwise Red Oak	Quercus x 'QRS#18' TM
	UAP	American Elm	Ulmus americana 'Princeton'
	UPC	Chinese Elm	Ulmus parvifolia
	ZSG	Sawleaf Zelkova	Zelkova serrata 'Green Vase'

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LANDSCAPE PLAN
AREA "D"

L5.04